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RESIDENCE

HOUSING INFORMATION SERIES

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1976

SURVEY OF RENTS 1976

DEPARTMENT OF CITY PLANNING ~ SEPTEMBER 1977

DOCUMENTS

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C H A N G E S I N T H E S A N F R A N C I S C O
H O U S I N G I N V E N T O R Y
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Prepared by the San Francisco Department of City Planning
September, 1977

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I N T R O D U C T I O N

I. Purpose and Scope of the Report.

This report is the eleventh of a series, the purpose of which is to record annual changes in the housing inventory of San Francisco. Annual changes in the housing inventory mean the number of units certified complete in a given year, the number demolished, and net change, the difference between those com-completed and those demolished.

The information about the housing stock is derived principally from the records of the Department of Public Works. The number of bedrooms of the completed units is also reported. This information has been compiled by the Department of City Planning from plans of buildings submitted with applications for building permits. In a number of cases, further research was necessary in the files of the Assessor's office.

It should also be noted that not all structures completed in 1976 were so certified by the Department of Public Works. Minor unsatisfactory conditions in new structures may delay the Department of Public Works from issuing a Certificate of Final Completion, from which the Department of City Planning records the number of new completions. In these situations, the Department of Public Works may issue a Temporary Certificate of Occupancy to permit persons to live in the structure. In order to report the annual housing change consistently, units completed and issued a Temporary Certificate of Occupancy are not included in the current housing inventory report but will appear in the year in which the Certificates of Final Completion are issued.

The format of all the reports in this series has been kept uniform, enabling direct comparisons with annual series back to 1967 and with the information contained in the report covering the years 1960-1966.

II. Sources of Information for the Report.

The principal sources of information for this report are records kept by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two documents mainly used are Certificates of Final Completion and Demolition Permits. The former are the source of information about new construction in place; the latter of housing units removed.

1. 'Certificates of Final Completion' are filed by Building Inpspectors when they certify that a building has been completed in compliance with the Building Codes of the City. Unlike the Building Permit, this record is a firm indication that the structure has been built and the units are, in fact, available for occupancy.

2. 'Demolition Permits' are applied for at the Central Permit Bureau, usually by contractors removing a structure. Since the application is made by persons not always familiar with the interior arrangements of the building, the information about the units contained is frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who usse a variety of records to establish as accurately as possible the number of units which existed in the demolished structure. It would be desirable to have additional data on the number of rooms, age of structure, nature of the previous occupancy, etc., but this information is not available.

S U M M A R Y O F F I N D I N G S

I. Citywide Findings

In 1976, seven hundred seventy three units were added to the City's housing stock. This figure, the difference between units certified complete and units removed, was considerably lower than the 1975 net addition of 2,056 units and the 1974 figure of 1,680 units. One third of the additions were in one and two dwelling unit structures, one third in twenty or more unit structures and the balance in low to medium density buildings. (Table 1)

The addition did not affect the proportions of the City's housing stock. One third of the 317,250 units are single family homes, one third in structures or complexes of ten or more units and one third in two to nine unit buildings. (Table 2) The stability of these proportions over a number of years reflects the incre mental nature of changes in the local stock. At no time in the 1970's has net change exceeded six tenths of one percent (0.6 percent) of the total housing inventory.

Approximately thirty-six percent of the 1,480 housing units certified complete in 1976 were in structures or complexes of twenty or more dwellings. This proportion has declined significantly from sixty-two percent in 1975 and fifty-six percent in 1974 for completions in the same structural type. However, an increase in the proportion of units completed in the two to nine family category from fourteen percent to thirty-eight percent in 1976 marked a shift in emphasis. The total number of units completed in 1976, 1,015 was a sharp decline of forty-one percent from the 2,495 units certified in 1975. (Table 3)

Nearly thirty-two percent of the units completed in 1976 had three or more bedrooms. Those 470 units represent both an absolute increase and an increase in share of the total over the 396 three bedroom units completed in 1975 and the 443 of 1974. In comparison with the previous two years, there was a sharp decrease in the number and share of studio units (33 units and 2.2 percent of the 1976 total from 414 and 16.6 percent of 1975, 613 and 25 percent of 1974) and one bedroom units (1976: 318 units, 21.5 percent; 1975: 1,045 units, 41.9 percent; 1974: 808 units, 32.9 percent). The decline in these categories was sharper than the overall decline in units completed. The increase in the number of bedrooms per unit is contrary to the local trend in recent years. (Table 4)

The estimated cost of completed construction, about $33.5 millions, was $24 millions less than 1975, a decline of forty-two percent. Completed construction in Redevelopment Areas accounted

for slightly more of the share of units and dollars in 1976 than in 1975. The cost per unit of housing completed in the private sector was $22,186 and the cost per unit in Redevelopment areas was $23,801. Units completed in the Hunters Point Project accounted for two thirds of the estimated cost, units in the Western Addition for most of the balance. (Table 5)

Authorized building permits (not necessarily completed) are a leading indicator of construction activity, since they precede actual construction and completion often by months and sometimes by years. In 1976, the Department of Public Works issued permits to construct 312 single and 1310 multi family units for a total of 1,622 units. The estimated construction cost for all of them was $64.9 millions. (Table 6) The figures represent a marked increase of 480 units or forty-two percent over the figures for 1975, and 236 units or seventeen percent over the figures for 1974, (1,142 and 1,386 respectively).

Units authorized in San Francisco represent about four percent of the total number of units authorized in the Bay Area. Since 1971, San Francsico has had an annual average six percent share of Bay Area authorizations. The impact of the recession in the construction industry, which began in 1972, is apparent. From the high figure of 67,157 authorizations in 1971, the Bay Area figure dropped to 25,948 units authorized in 1975, a decline of sixty-one percent. The recession which started in 1972 for the rest of the Bay Area was not reflected in the figures for San Francisco until 1974 when annual authorizations fell from 4,150 units in 1973 to 1,386 units, a sixty-six percent decline. (Table 7)

Removal of units from the stock (demolition) amounted to 707 units in 1976. Of these, half were in medium to high density structures of ten or more units (356 units, fifty-one percent) and the rest were evenly distributed in one to four and five to nine unit structures. In 1976, public actions such as code enforcement and the redevelopment process accounted for 498 of the 707 units removed from stock, seventy percent of total removals. This figure is slightly higher than the weighted annual average of sixty-one percent for the preceding ten years. All of the 303 units removed in the Hunter's Point project area were 'temporary' housing built in 1942 to accomodate shipyard workers. By the 70's this housing was extremely substandard and long scheduled for removal. In the Western Addition, the 166 units removed had also been scheduled for clearance to make way for new housing. (Tables 8 through 10)

In 1976, six hotels were demolished, containing a total of three units and 193 rooms, a figure considerably below the sixteen hotels and 1215 rooms recorded in 1975. The demolition of five of the hotels containing 182 rooms and three units was the result of the City's code enforcement program administered by

the Bureau of Building Inspection. (Table 11)

Although legal conversion of structures to residential use is usually a negligible source of new housing units, the remodeling of Notre Dame Hospital at Broadway and Van Ness added 206 units of housing to the inventory in 1976. These units will be a resource for the elderly of the City.

II. District Findings

Nearly half of the net addition to the stock occurred in the Northeast and Inner Sunset districts, with 195 and 187 units respectively. Small net losses were recorded in the South Bayshore (14 units) and the South of market districts (29 units). Most of the net addition in the Northeast and Inner Sunset districts was in the twenty or more unit category. South Central and Bernal Heights districts accounted for more than two-thirds of the net addition to single family housing in 1976. (tables 12 and 13)

Half of the units certified complete were located in three districts. South Baysshore led with 289 units or 19.5 percent of the total followed by the Northeast and Western Addition districts, (253 units, 17.1 percent and 198 units, 13.4 percent respectively. Some units were completed in all of the districts except the Downtown. Half of all the single family structures completed were located in the South Central and Bernal Heights districts, (58 and 41 respectively for a total of 99). (table 14)

Completions in the low to medium density apartment structures (two to four and five to nine unit buildings) were distributed throughout the city. In all districts except Downtown, some two to four unit structures were completed ranging from seventy-five in the South Bayshore to two in the Marina. Three districts, the South Bayshore (75 units), Central (54 units), and Richmond (33 units), contained half of all of the units of this type completed. A similar pattern is found in completions of five to nine unit structures. Once again, South bayshore ranked highest among the fifteen districts with 64 of the 261 units of this type completed. In combination with the Northeeast and Richmond districts, the South Bayshore accounted for more than half of the completions in this group. Medium to high density construction (10 to 19 unit buildings) was confined to four districts: South Bayshore, Western Addition, Richmond and Sunset. Nearly half of the completions of this type were found in the South Bayshore. This district has enjoyed a large share of all of the multi-family completions, from two unit through nineteen unit structures. Their construction in the Hunter's Point Redevlopment Project is an indication of the varied mix of housing located there. The general diffusion of lower density structures throughout the City demonstrates the

desireability of this building type from the market builder's standpoint. Larger buildings or complexes, those containing twenty or more units, are found in the Northeast, Inner Sunset, Western Addition, South Bayshore and Mission districts. This year, more than half of the completions occurred in the first two named districts. In the two Redevelopment Project Areas, the larger complexes tend to be in horizontal party walled townhouse configurations rather than in vertical structures. (Table 15)

The proportion of studio and one bedroom units was lower in than in previous years. All but three of the studio units were located in the Inner Sunset district. In the one bedroom the Inner Sunset and South Bayshore districts contained almost equal numbers (67 and 61 respectively). These districts, together with the Richmond (57 units) and Western Addition (42) held over seventy percent of all units of this description. Over half of the two bedroom units were completed in three districts: South Bayshore (90 units); Northeast (63 units); Western Addition (57 units). Most of the balance was in the Central (48 units) and Inner Sunset (48). The largest share of three bedroom units were completed in the South Bayshore district (138 units, 30 percent of the total). (Table 16)

Of the 707 units demolished in 1976, 469 or two thirds of the total were removed from the South Bayshore and Western Addition districts. Consisting primarily of obsolete or substandard housing, removal of these units will permit construction of new structures aimed especially at the low and moderate income market under the auspices of the City's Redevelopment Program. Except for the South of Market district, the other removals were principally the result of the action of the private sector. The impact of the private market on the demolition of single family may be noted from the figures in table 18. Of the 69 units removed, only 10 were located in districts affected by Redevelopment programs. (Tables 17 and 18)

A summary of district trends reveals that although the Western Addition leads the City with 3,295 units completed for the 1968-76 period, removal of 3,100 units reduces its net addition to 195 units. Another district affected by redevelopment programs, the Central district, is the location of the Diamond Heights Project, and in this district is found the second largest number of completions (2,353 units) and the largest net addition (2,270 units) for the period. At the present time, the South Bayshore shows a net loss of 535 units for this period, which will be offset as more units in the Hunter's Point Project are completed. Equal contributions to the net gain in the City's housing stock were made by four districts and are responsible for almost half of the entire net gain for the period. The districts and their net contributions are: Northeast (1,110); Ingleside (1,065); Marina (1,052); Richmond (1,020). (Table 19)

C I T Y W I D E T A B L E S

Information for the year describing the housing inventory for the entire city is given in tables 1 through 11. The net change, the difference between the number of units and structures added to the stock and the number removed, is the subject of Table 1. In Table 2, the effect of the net change on the entire housing inventory for the year is shown. Housing units and structures certified complete for the year are given by structures type in Table 3 and by number of bedrooms in Table 4. In Table 5, the share of housing units and value supplied by the private market is compared with publicly subsidized housing put in place.

A comparison of units authorized for construction by building permit for San Francisco and the rest of the Bay Area is the subject of Table 6; in Table 7, this comparison is given for the current year and the previous five year period. The number of structures and units removed from the housing stock for the year in Table 8. The share of removals accounted for by public action for thw current year is given in Table 9 and an historical series for the previous eight years is shown in Table 10. In Table 11, the final table dealing with citywide information, the number of hotels and rooms removed from the stock is shown. In this table, the relative share of removals for which public action is responsible is also included.

TABLES

1 Net Change in Housing Structures and Units

2 San Francisco Housing Stock, December, 1976

3 Housing Units Certified Complete by Structure Type

4 Housing Units Certified Complete by Number of Bedrooms

5 Housing Completions by Public and Private Actions

6 San Francisco Bay Area Housing Authorizations

7 Bay Area Housing Authorizations, 1971-76

8 Housing Unit Demolitions by Structure Type

9 Demolition by Public Action

10 Share of Demolition by Public Action, 1967-76

11 Hotel & Lodging-House Rooms Demolished

TABLE 1

Net Change in Housing Structures and Units, 1976

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	127	127
Two Family	61	122
Three Family	16	48
Four Family	5	20
5-9 Family	13	84
10-19 Family	8	120
20 or More	8	252
Total	238	773

TABLE 2

San Francisco Housing Stock, December 1976

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	103389	32.6
Two Family	40164	12.7
3 to 4 Family	32241	10.2
5 to 9 Family	34030	10.7
10 or More	107426	33.9
Total	317250	100.0

TABLE 3

Housing Units Certified Complete, 1976
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	196	51.4	196	13.2
Two Family	81	21.3	162	10.9
Three Family	23	6.0	69	4.7
Four Family	16	4.2	64	4.3
5-9 Family	38	10.0	261	17.6
10-19 Family	13	3.4	197	13.3
20 or More	14	3.7	531	35.9
Total	381	100.0	1480	100.0

TABLE 4

Housing Units Certified Complete, 1976
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	33	2.2
One Bedroom	318	21.5
Two Bedrooms	380	25.7
Three or More Bedrooms	470	31.8
Bedrooms not Known	275	18.6
Total	1480	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1976

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Action	1061	72	23539731	70
Public Action	419	28	9973034	30
Redevelopment Areas	419	28	9973034	30
Western Addition A-2	106	7	2201924	7
Yerba Buena Center	0	0	0	0
Diamond Heights	26	2	1299100	4
Hunters Point	287	19	6472010	19
Public Housing	0	0	0	0
City Total	1480	100	33512765	100

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized
by building permits, 1976

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	2971	905	3876	147364.0	76.7
Contra Costa	6122	1026	7148	280269.0	85.6
Marin	857	388	1245	57008.0	68.8
Napa	546	252	798	32535.0	68.4
San Francisco	312	1310	1622	64991.0	19.2
San Mateo	1813	1072	2885	149512.0	62.8
Santa Clara	9318	3833	13151	463171.0	70.9
Solano	3032	142	3174	104841.0	95.5
Sonoma	3163	601	3764	127307.0	84.0
Total	28134	9529	37663	1426998.0	74.7

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1971 - 1976

	1976	1975	1974	1973	1972	1971
Total Bay Area	37663	25948	26116	48594	61000	67157
Total Bay Area Minus San Francisco	36041	24806	24730	44444	57561	63543
Total San Francisco	1622	1142	1386	4150	3439	3614
Multi Family Bay Area minus San Francisco	8219	5865	7664	19794	27352	32902
Multi Family San Francisco	1310	866	1163	3865	3270	3439
Single Family Bay Area minus San Francisco	27822	18941	17066	24650	30209	30641
Single Family San Francisco	312	276	223	285	169	175

Source: 'Construction Reports', 1971 - 1976
San Francisco Bay Area, Dept. of Commerce, Real Estate Research Council of Northern Calif. & Security Pacific Bank

TABLE 8

Housing Unit Demolitions, 1976
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	69	48.3	69	9.8
Two Family	20	14.0	40	5.7
Three Family	7	4.9	21	3.0
Four Family	11	7.7	44	6.2
5-9 Family	25	17.5	177	25.0
10-19 Family	5	3.5	77	10.9
20 or More	6	4.2	279	39.5
Total	143	100.0	707	100.0

TABLE 9

Demolition by Public Action, 1976
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	8	12.5	8	1.6
Two Family	9	14.1	18	3.6
Three Family	5	7.8	15	3.0
Four Family	11	17.2	44	8.8
5-9 Family	27	42.2	191	38.4
10-19 Family	1	1.6	18	3.6
20 or More	3	4.7	204	41.0
Total	64	100.0	498	100.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1967 - 1976

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as PerCent of Total
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8
Total	7050	4329	61.4

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1976

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	2	33	3	1	12	0	3	45	3
26-50	2	74	0	0	0	0	2	74	0
51-75	1	74	0	0	0	0	1	74	0
76-100	0	0	0	0	0	0	0	0	0
100+	0	0	0	0	0	0	0	0	0
Total	5	181	3	1	12	0	6	193	3

D I S T R I C T T A B L E S

In 1969, fifteen planning districts consisting of groups of 1970 Census Tracts were formed reflecting the Department's conception of the distinctive areas of the City. While these districts no longer are regarded as adequate for community planning purposes, they have been maintained as 'statistical' reference areas and because of this enable the compilation of a time series of data which reveal general trends. These districts will continue to be maintained for this purpose, but in the future, as resources permit the data will be tabulated in other groupings. The first of the new groupings will be the eleven Supervisorial districts.

Tables 12 and 13 give the net change by structure and unit type for the fifteen planning districts; tables 14 and 15 provide information on units certified complete by structure and unit type. Table 16 provides information on units certified complete by the number of bedrooms contained. demolition or removal of units from the stock by district is the subject of tables 17 and 18. In Table 19, the net change, units completed, and units demolished are given for each district for the previous five years.

TABLES

12 Districts in Order of Net Change in Housing Units

13 Districts in Order of Net Change by Structure Type

14 Districts in Order of Number & Percent of Units Completed

15 Districts in Order of Completions by Structure Type

16 Districts in Order of Completions by Unit Type

17 Districts in Order of Number & Percent of Units Demolished

18 Districts in Order of Demolitons by Structure Type

19 District Trends

MAPS

Planning Districts - 1970 Census Tracts

Net Change in Number of Housing Units.....precedes table 12

Housing Unit completions.....precedes Table 14

Housing Unit Demolitions.....precedes Table 17

PLANNING DISTRICTS – 1970 CENSUS TRACTS

PLANNING DISTRICTS

1. RICHMOND	6. BUENA VISTA	11. BERNAL HEIGHTS
2. MARINA	7. CENTRAL	12. SOUTH CENTRAL
3. NORTHEAST	8. MISSION	13. INGLESIDE
4. DOWNTOWN	9. SOUTH OF MARKET	14. INNER SUNSET
5. WESTERN ADDITION	10. SOUTH BAYSHORE	15. OUTER SUNSET

203 CENSUS TRACTS SPECIAL AREAS

NET CHANGE IN NUMBER OF HOUSING UNITS · 1976

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 26 to Minus 73	2
Minus 6 to Minus 25	13
Minus 1 to Minus 5	13
0	51
Plus 1 to Plus 5	35
Plus 6 to Plus 25	26
Plus 26 to Plus 125	6
Plus 126 to Plus 187	2

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1976

Rank	District Number and Name		Number of Units
1	3	Northeast	195
2	14	Inner Sunset	187
3	7	Central	98
4	1	Richmond	67
5	12	South Central	64
6	13	Ingleside	51
7	15	Outer Sunset	47
8	11	Bernal Heights	41
9	5	Western Addition	32
10	8	Mission	26
11	6	Buena Vista	9
12	4	Downtown	0
13	2	Marina	-1
14	10	South Bayshore	-14
15	9	South of Market	-29
Total			773

TABLE 13

Net Change of Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1976

Rank	Structure Type									
	Single family		2 to 4 Family		5 to 9 Family		10 to 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	50	South Bayshore	67	Richmond	36	South Bayshore	91	Northeast	186
2	Bernal Heights	39	Central	48	Inner Sunset	35	Richmond	32	Inner Sunset	119
3	Central	27	Outer Sunset	28	Northeast	26	Western Addition	29	Western Addition	41
4	Innsr Sunset	19	Ingleside	24	Central	23	Outer Sunset	11	Mission	39
5	Ingleside	12	Richmond	16	Ingleside	15	Marina	0	Richmond	0
6	South Bayshore	11	South Central	14	Outer Sunset	14	Downtown	0	Marina	0
7	Marina	1	Inner Sunset	14	South of Market	8	Buena Vista	0	Downtown	0
8	Northeast	0	South of Market	10	Marina	6	Central	0	Buena Vista	0
9	Downtown	0	Buena Vista	8	Mission	6	Bernal Heights	0	Central	0
10	Mission	0	Bernal Hsights	2	Buena Vista	5	South Central	0	Bernal Heights	0
11	South of Markst	-1	Downtown	0	Downtown	0	Ingleside	0	South Central	0
12	Western Addition	-4	Northeast	-4	Bernal Heights	0	Inner Sunset	0	Ingleside	0
13	Busna Vista	-4	Mission	-7	South Central	0	Mission	-12	Outer Sunset	0
14	Outer Sunsst	-6	Marina	-8	Western Addition	-12	Northsast	-13	South of Market	-28
15	Riohmond	-17	Western Addition	-22	South Bayshors	-78	South of Market	-18	South Bayshore	-105
Totals		127		190		84		120		252

Source: San Francisco Department of City Planning from Bureau of Building Inspsction records

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1976

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	70
1 to 4	30
5 to 9	18
10 to 24	21
25 to 99	5
100 to 273	4

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1976

Rank	District Number and Name		Number of Units	Percent
1	10	South Bayshore	289	19.5
2	3	Northeast	253	17.1
3	5	Western Addition	198	13.4
4	14	Inner Sunset	187	12.6
5	7	Central	108	7.3
6	1	Richmond	104	7.0
7	12	South Central	72	4.9
8	13	Ingleside	59	4.0
9	15	Outer Sunset	58	3.9
10	8	Mission	51	3.4
11	11	Bernal Heights	45	3.0
12	9	South of Market	26	1.8
13	6	Buena Vista	21	1.4
14	2	Marina	9	0.6
15	4	Downtown	0	0.0
Total			1480	

Table 15

Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1976

Rank	Structure Type									
	Single family		2 TO 4 Family		5 TO 9 Family		10 TO 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	58	South Bayshore	75	South Bayshore	64	South Bayshore	91	Northeast	211
2	Bernal Heights	41	Central	54	Northeast	37	Western Addition	63	Inner Sunset	119
3	Central	31	Richmond	33	Richmond	36	Richmond	32	Western Addition	118
4	Ingleside	20	Outer Sunset	28	Inner Sunset	35	Outer Sunset	11	South Bayshore	44
5	Inner Sunset	19	Ingleside	24	Central	23	Marina	0	Mission	39
6	South Bayshore	15	South of Market	17	Ingleside	15	Northeast	0	Richmond	0
7	Outer Sunset	5	Buena Vista	16	Outer Sunset	14	Downtown	0	Marina	0
8	Richmond	3	South Central	14	Western Addition	12	Buena Vista	0	Downtown	0
9	Northeast	2	Innsr Sunset	14	South of Market	8	Central	0	Buena Vista	0
10	Marina	1	Mission	6	Marina	6	Mission	0	Central	0
11	South of Market	1	Western Addition	5	Mission	6	South of Markst	0	South of Markst	0
12	Downtown	0	Bernal Heights	4	Buena Vista	5	Bernal Hsights	0	Bernal Heights	0
13	Western Addition	0	Northeast	3	Downtown	0	South Central	0	South Central	0
14	Buena Vista	0	Marina	2	Bernal Heights	0	Ingleside	0	Inglssids	0
15	Mission	0	Downtown	0	South Central	0	Inner Sunset	0	Outsr Sunset	0
Totals		196		295		261		197		531

Source: San Francisco Department of City Planning from Bureau of Building Inspection rscords

TABLE 16

Housing Units Completed
Districts in Rank Order of Units by Unit Type
San Francisco, 1976

Rank	Unit Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Sunset	30	Inner Sunset	67	South Bayshore	90	South Bayshore	138	Northeast	155
2	Western Addition	2	South Bayshore	61	Northeast	63	South Central	60	Western Addition	70
3	Mission	1	Richmond	57	Western Addition	57	Central	47	Mission	27
4	Richmond	0	Western Addition	42	Central	48	Inner Sunset	42	Marina	6
5	Marina	0	Northeast	20	Inner Sunset	48	Bernal Heights	40	Outer Sunset	6
6	Northeast	0	Ingleside	18	Outer Sunset	24	Ingleside	34	Buena Vista	5
7	Downtown	0	Mission	13	Richmond	22	Western Addition	27	Richmond	2
8	Buena Vista	0	South of Market	12	Mission	9	Richmond	23	Central	2
9	Central	0	Central	11	Ingleside	7	Outer Sunset	20	Bernal Heights	1
10	South of Market	0	Outer Sunset	7	South Central	4	Northeast	15	South Central	1
11	South Bayshore	0	South Central	5	Marina	3	South of Market	14	Downtown	0
12	Bernal Heights	0	Buena Vista	4	Buena Vista	3	Buena Vista	9	South of Market	0
13	South Central	0	Bernal Heights	1	Bernal Heights	2	Mission	1	South Bayshore	0
14	Ingleside	0	Marina	0	Downtown	0	Marina	0	Ingleside	0
15	Outer Sunset	0	Downtown	0	South of Market	0	Downtown	0	Inner Sunset	0
Totals		33		318		380		470		275

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

HOUSING UNIT DEMOLITION · 1976

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	91
1 to 4	33
5 to 9	12
10 to 19	6
20 to 49	4
50 to 294	2

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1976

Rank	District Number	and Name	Number of Units	Percent
1	10	South Bayshore	303	42.9
2	5	Western Addition	166	23.5
3	3	Northeast	58	8.2
4	9	South of Market	55	7.8
5	1	Richmond	37	5.2
6	8	Mission	25	3.5
7	6	Buena Vista	12	1.7
8	15	Outer Sunset	11	1.6
9	2	Marina	10	1.4
10	7	Central	10	1.4
11	12	South Central	8	1.1
12	13	Ingleside	8	1.1
13	11	Bernal Heights	4	0.6
14	4	Downtown	0	0.0
15	14	Inner Sunset	0	0.0
Total			707	

TABLE 18

Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1976

Rank	Structure Type									
	Single Family		2 to 4 Family		5 TO 9 Family		10 to 19 Family		20 or Mors Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	20	Western Addition	27	South Bayshore	142	Western Addition	34	South Bayshors	149
2	Outer Sunsst	11	Richmond	17	Western Addition	24	South of Markst	18	Western Addition	77
3	South Central	8	Mission	13	Northeast	11	Northeast	13	South of Market	28
4	Ingleside	8	Marina	10	Richmond	0	Mission	12	Northeast	25
5	Western Addition	4	Buena Vista	8	Marina	0	Richmond	0	Richmond	0
6	Busna Vista	4	South Bayshore	8	Downtown	0	Marina	0	Marina	0
7	Central	4	Northeast	7	Buena Vista	0	Downtown	0	Downtown	0
8	South Bayshore	4	South of Market	7	Central	0	Buena Vista	0	Buena Vista	0
9	Northeast	2	Central	6	Mission	0	Central	0	Central	0
10	South of Market	2	Bernal Heights	2	South of Markst	0	South Bayshore	0	Mission	0
11	Bernal Heights	2	Downtown	0	Bernal Heights	0	Bernal Heights	0	Bernal Hsights	0
12	Marina	0	South Central	0	South Central	0	South Central	0	South Central	0
13	Downtown	0	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Mission	0	Inner Sunset	0	Inner Sunsst	0	Inner Sunset	0	Innsr Sunsst	0
15	Inner Sunsst	0	Outer Sunset	0	Outer Sunset	0	Outer Sunsst	0	Outer Sunset	0
Totals		69		105		177		77		279

Source: San Franoisco Department of City Planning from Bureau of Building Inspection Records

TABLE 19

Planning District Trends, 1968 - 1976

Planning District		Completions Number	%	Demolitions Number	%	Net Change
1	Richmond	1468	9.8	448	6.9	1020
2	Marina	1191	8.0	139	2.1	1052
3	Northeast	1488	9.9	378	5.8	1110
4	Downtown	197	1.3	18	0.3	179
5	Western Addition	3295	22.0	3100	47.5	195
6	Buena Vista	273	1.8	181	2.8	92
7	Central	2353	15.7	83	1.3	2270
8	Mission	414	2.8	273	4.2	141
9	South of Market	306	2.0	382	5.9	-76
10	South Bayshore	622	4.2	1157	17.7	-535
11	Bernal Heights	134	0.9	35	0.5	99
12	South Central	655	4.4	97	1.5	558
13	Ingleside	1117	7.5	52	0.8	1065
14	Inner Sunset	954	6.4	98	1.5	856
15	Outer Sunset	505	3.4	80	1.2	425
	Total	14972	100.0	6521	100.0	8451

Source: Changes in the Housing Inventory 1968 - 1976

A P P E N D I X T A B L E S

In the Appendix, three tables provide detailed information by individual Census tracts for the year. Table A deals with net change, Table B with units completed, and Table C with demolition, or removals from the stock.

A Net Change by Census Tract and Structure Type

B Completions by Census Tract and Structure Type

C Demolition by Census Tract and structure Type

APPENDIX TABLE A Part 1

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1976

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	-2	-2	0	0	0	0	0	0	0	0	0	0	1	24	-1	22
102	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
103	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
104	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
105	0	0	0	0	0	0	0	0	0	0	0	0	4	187	4	187
108	0	0	0	0	0	0	0	0	0	0	0	0	-1	-25	-1	-25
109	0	0	0	0	0	0	0	0	2	13	0	0	0	0	2	13
111	0	0	0	0	0	0	0	0	-1	-6	0	0	0	0	-1	-6
112	0	0	0	0	0	0	0	0	1	8	-1	-13	0	0	0	-5
113	0	0	0	0	-1	-3	-1	-4	-1	-5	0	0	0	0	-3	-12
129	0	0	-1	-2	0	0	-1	-4	0	0	0	0	0	0	-2	-6
131	0	0	-2	-4	0	0	0	0	1	6	0	0	0	0	-1	2
132	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
134	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
151	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
152	0	0	1	2	-2	-6	0	0	-1	-6	2	34	2	70	2	94
154	0	0	1	2	0	0	0	0	0	0	1	18	0	0	2	20
155	-2	-2	-1	-2	0	0	0	0	-1	-7	0	0	0	0	-4	-11
157	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
158	0	0	0	0	0	0	-3	-12	-1	-5	0	0	0	0	-4	-17
160	0	0	-2	-4	-1	-3	0	0	0	0	0	0	0	0	-3	-7
161	0	0	0	0	0	0	0	0	1	6	1	14	2	48	4	68
162	0	0	0	0	0	0	0	0	0	0	-1	-18	-2	-55	-3	-73
163	0	0	0	0	0	0	0	0	0	0	-1	-16	-1	-22	-2	-38
165	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
166	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
168	0	0	0	0	0	0	-2	-8	0	0	0	0	0	0	-2	-8
169	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
170	0	0	5	10	0	0	0	0	1	5	0	0	0	0	6	15
171	-2	-2	0	0	1	3	0	0	0	0	0	0	0	0	-1	1
178	0	0	0	0	0	0	-1	-4	0	0	-1	-18	0	0	-2	-22
179	0	0	1	2	-1	-3	2	8	1	8	0	0	-1	-28	2	-13
180	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
202	0	0	-1	-2	0	0	0	0	1	6	0	0	0	0	0	4
204	0	0	7	14	1	3	0	0	2	15	0	0	0	0	10	32
205	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
206	-1	-1	1	2	0	0	0	0	1	8	0	0	0	0	1	9
207	0	0	0	0	0	0	0	0	0	0	0	0	1	39	1	39
211	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
212	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
213	1	1	0	0	0	0	4	16	0	0	0	0	0	0	5	17
215	-1	-1	-2	-4	1	3	0	0	0	0	0	0	0	0	-2	-2
216	3	3	2	4	0	0	0	0	0	0	0	0	0	0	5	7
217	24	24	0	0	0	0	0	0	0	0	0	0	0	0	24	24
218	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
227	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
228	0	0	-1	-2	2	6	0	0	0	0	-1	-12	0	0	0	-8
229	0	0	-1	-2	-1	-3	-1	-4	0	0	0	0	0	0	-3	-9
230	7	7	0	0	0	0	-1	-4	0	0	0	0	0	0	6	3
231	0	0	17	34	3	9	7	28	-9	-78	6	91	1	-105	25	-21
232	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
233	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
251	7	7	1	2	0	0	0	0	0	0	0	0	0	0	8	9
252	1	1	-1	-2	0	0	0	0	0	0	0	0	0	0	0	-1
253	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
254	30	30	1	2	0	0	0	0	0	0	0	0	0	0	31	32
255	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
256	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
257	-1	-1	3	6	0	0	0	0	0	0	0	0	0	0	2	5
259	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
260	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
261	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
263	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
264	17	17	3	6	0	0	0	0	0	0	0	0	0	0	20	23
301	0	0	0	0	2	6	1	4	5	35	0	0	2	119	10	164
302	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
303	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
304	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	10	10	10	20	0	0	0	0	0	0	0	0	0	0	20	30
309	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE A Part 2

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1976

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
311	2	2	1	2	0	0	0	0	2	15	0	0	0	0	5	19
312	-3	-3	0	0	0	0	0	0	0	0	0	0	0	0	-3	-3
313	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
314	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
326	-2	-2	1	2	1	3	0	0	0	0	0	0	0	0	0	3
328	-2	-2	1	2	0	0	0	0	0	0	1	11	0	0	0	11
329	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
330	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
331	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
332	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
351	-3	-3	3	6	0	0	0	0	0	0	0	0	0	0	0	3
352	0	0	2	4	0	0	1	4	1	6	0	0	0	0	4	14
353	-1	-1	0	0	0	0	1	4	0	0	0	0	0	0	0	3
354	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
401	-2	-2	-1	-2	2	6	0	0	1	8	0	0	0	0	0	10
402	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
426	-4	-4	-1	-2	1	3	0	0	0	0	0	0	0	0	-4	-3
427	-3	-3	0	0	2	6	0	0	0	0	0	0	0	0	-1	3
451	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
476	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
477	0	0	-1	-2	1	3	-1	-4	2	13	0	0	0	0	1	10
478	-4	-4	3	6	0	0	0	0	0	0	1	14	0	0	0	16
479	-2	-2	1	2	0	0	0	0	2	15	0	0	0	0	1	15
609	-1	-1	-1	-2	0	0	0	0	0	0	0	0	0	0	-2	-3
610	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
City Total	127	127	61	122	16	48	5	20	13	84	8	120	8	252	238	773

APPENDIX TABLE B Part 1

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1976

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	0	0	0	0	0	0	1	24	1	24
102	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
103	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
104	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
105	0	0	0	0	0	0	0	0	0	0	0	0	4	187	4	187
109	0	0	0	0	0	0	0	0	2	13	0	0	0	0	2	13
112	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
131	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
132	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
134	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
151	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
152	0	0	1	2	0	0	0	0	1	6	2	34	2	70	6	112
154	0	0	1	2	0	0	0	0	0	0	1	18	0	0	2	20
161	0	0	0	0	0	0	0	0	1	6	1	14	2	48	4	68
165	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
169	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
170	0	0	5	10	0	0	0	0	1	5	0	0	0	0	6	15
171	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
179	0	0	1	2	0	0	2	8	1	8	0	0	0	0	4	18
202	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
204	1	1	7	14	1	3	0	0	2	15	0	0	0	0	11	33
205	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
206	0	0	1	2	0	0	0	0	1	8	0	0	0	0	2	10
207	0	0	0	0	0	0	0	0	0	0	0	0	1	39	1	39
211	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
212	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
213	1	1	0	0	0	0	4	16	0	0	0	0	0	0	5	17
215	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
216	4	4	2	4	0	0	0	0	0	0	0	0	0	0	6	8
217	24	24	0	0	0	0	0	0	0	0	0	0	0	0	24	24
218	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
227	1	1	2	4	1	3	0	0	0	0	0	0	0	0	4	8
228	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
230	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
231	1	1	18	36	3	9	7	28	10	64	6	91	2	44	47	273
232	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
233	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251	7	7	1	2	0	0	0	0	0	0	0	0	0	0	8	9
252	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
253	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
254	30	30	1	2	0	0	0	0	0	0	0	0	0	0	31	32
255	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
256	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
257	4	4	3	6	0	0	0	0	0	0	0	0	0	0	7	10
259	15	15	0	0	0	0	0	0	0	0	0	0	0	0	15	15
260	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
261	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
263	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
264	18	18	3	6	0	0	0	0	0	0	0	0	0	0	21	24
301	0	0	0	0	2	6	1	4	5	35	0	0	2	119	10	164
302	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
303	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
304	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	10	10	10	20	0	0	0	0	0	0	0	0	0	0	20	30
309	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	4	4	1	2	0	0	0	0	2	15	0	0	0	0	7	21
312	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
313	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
326	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
328	0	0	1	2	0	0	0	0	0	0	1	11	0	0	2	13
329	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
330	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
331	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
332	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
351	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
352	2	2	2	4	0	0	1	4	1	6	0	0	0	0	6	16
353	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
354	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
401	0	0	1	2	2	6	0	0	1	8	0	0	0	0	4	16

APPENDIX TABLE B Part 2

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1976

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
426	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
427	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
477	0	0	0	0	1	3	0	0	2	13	0	0	0	0	3	16
478	0	0	3	6	0	0	0	0	0	0	1	14	0	0	4	20
479	1	1	1	2	1	3	0	0	2	15	0	0	0	0	5	21
610	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
City Total	196	196	81	162	23	69	16	64	38	261	13	197	14	531	381	1480

APPENDIX TABLE C Part 1

Housing Unit Demolition by Census Tract and structure type
San Francisco, 1976

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
108	0	0	0	0	0	0	0	0	0	0	0	0	1	25	1	25
111	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
112	0	0	0	0	0	0	0	0	0	0	1	13	0	0	1	13
113	0	0	0	0	1	3	1	4	1	5	0	0	0	0	3	12
129	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
131	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
133	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
152	0	0	0	0	2	6	0	0	2	12	0	0	0	0	4	18
155	2	2	1	2	0	0	0	0	1	7	0	0	0	0	4	11
157	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
158	0	0	0	0	0	0	3	12	1	5	0	0	0	0	4	17
160	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
162	0	0	0	0	0	0	0	0	0	0	1	18	2	55	3	73
163	0	0	0	0	0	0	0	0	0	0	1	16	1	22	2	38
166	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
168	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
169	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
171	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
178	0	0	0	0	0	0	1	4	0	0	1	18	0	0	2	22
179	0	0	0	0	1	3	0	0	0	0	0	0	1	28	2	31
180	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
202	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
204	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
206	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
215	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
216	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
227	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
228	0	0	1	2	0	0	0	0	0	0	1	12	0	0	2	14
229	0	0	1	2	1	3	1	4	0	0	0	0	0	0	3	9
230	1	1	0	0	0	0	1	4	0	0	0	0	0	0	2	5
231	1	1	1	2	0	0	0	0	19	142	0	0	1	149	22	294
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
253	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
259	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
264	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
312	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
314	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
326	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
328	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
351	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
352	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
353	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
401	2	2	2	4	0	0	0	0	0	0	0	0	0	0	4	6
402	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
426	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
427	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
451	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
476	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
477	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
478	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
479	3	3	0	0	1	3	0	0	0	0	0	0	0	0	4	6
609	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
City Total	69	69	20	40	7	21	11	44	25	177	5	77	6	279	143	707

A Survey of Rents from Newspaper Classified Advertisements for June 17, 1973 & June 20, 1976

Prepared by the San Francisco Department of City Planning
September, 1977

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Table 2: Median Monthly Advertised Rent by No. Bedrooms

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Northeast	11	13
Downtown	12	13
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A Survey of Rents from Newspaper Classified Advertisements For June 17, 1973 and June 20,1976

Introduction

I. Purpose and Scope of the Report.

The purpose of the report is to provide recent (July,1976) information about the rents asked for dwelling units by number of bedrooms. The scope consists of units advertised as available for rent in the weekend editions of the San Francisco Chronicle-Examiner for June 17, 1973 and June 20, 1976. The two dates were chosen to permit analysis of the trend in rentals for the three year period. Other information about managerial policies concerning leases, deposits, tenant preferences and like matters has also been recorded and is included in this report. There is no information on vacancy rates because newspaper advertisements do not permit inferences to be drawn about the number of units vacant and available for rent (the vacancy rate). The last comprehensive survey of rents and vacancies was sponsored by the Department in 1973, with a Federal 701 grant. New information on the vacancy rate must await the publication of periodic annual housing surveys being conducted by the U.S. Bureau of the Census. Publication of results for the Bay Area is expected sometime in the Fall of 1977.

II. Method and Source of Information.

The method used to determine the general level of rents for this report is described in greater detail in appendix A. In summary, it consists of recording the rental advertisements found in the two weekend edition noted above, classifying the data into rental and bedroom categories, and computing an appropriate measure of central tendency. The measure used in this study is the median asking rental which is the midway point of the distribution. Thus, half the advertisements ask rentals higher than the median, half lower. This measure is appropriate for this study because the data deal with advertisements, rather than units, and computation of the mean or average would be misleading. The use of two points in time enable trends to be computed and examined which will enhance the usefulness of the report.

III. Limitations.

This survey covers advertised rents only. There are many units which are not advertised. Their availability is made known by word of mouth or informal postings. There is no reasonable basis for estimating the number of such postings. In a strict statistical sense, then, this survey does not represent the universe of all rental units in the City. In this important respect the report differs from those published by this Department in 1969 and 1973. They were based upon field surveys

of dwelling units vacant and available for rent. Their statistical universe consisted of the dwelling unit and thus afforded the measurement of vacancies. While there is no doubt that the field survey remains the most desireable method for determining both vacancy rates and rental levels, its considerable cost precludes its use by the Department at this time.

Despite these limitations, it is our opinion that the information provided by the analysis of newspaper advertising of over 1,000 units for each weekend can serve as a reasonable general indicator of the performance of the rental sector and that the trends established are indicative of what has happened during the past three years in San Francisco. No other source of data exists in so standardized a form so readily available for analysis.

IV. Presentation of Results.

The findings based upon the information collected in the survey are presented in the following section. Analysis of the city as a whole is presented, then selected districts follow. Not all of the fifteen statistical districts are studied, because for districts in which less than twenty advertisements appeared, conclusions about rental trends could be misleading. Further, in computing the median rental by number of bedrooms, a minimum of ten advertisements was considered necessary as a basis for establishing the figure for a period. The nature of the data permit generalization best about the entire city and those of its districts in which rental units predominate as a mode of housing.

The data in tabular form follow the summary of findings. They are contained in two tables:

Table 1. No. of Advertisements by Monthly Rent & No. of Bedrooms

Table 2. Median Monthly Advertised Rent by No. of Bedrooms

A technical appendix in which method, data and concepts are described in some detail follows the tabular presentation. The appendix is intended for those who wish to examine the procedures more thoroughly. One of the principal advantages of the method used for this study is the possibility of annual repetition. Thus the rental aspect of the housing market could be monitored on a regular basis.

FINDINGS

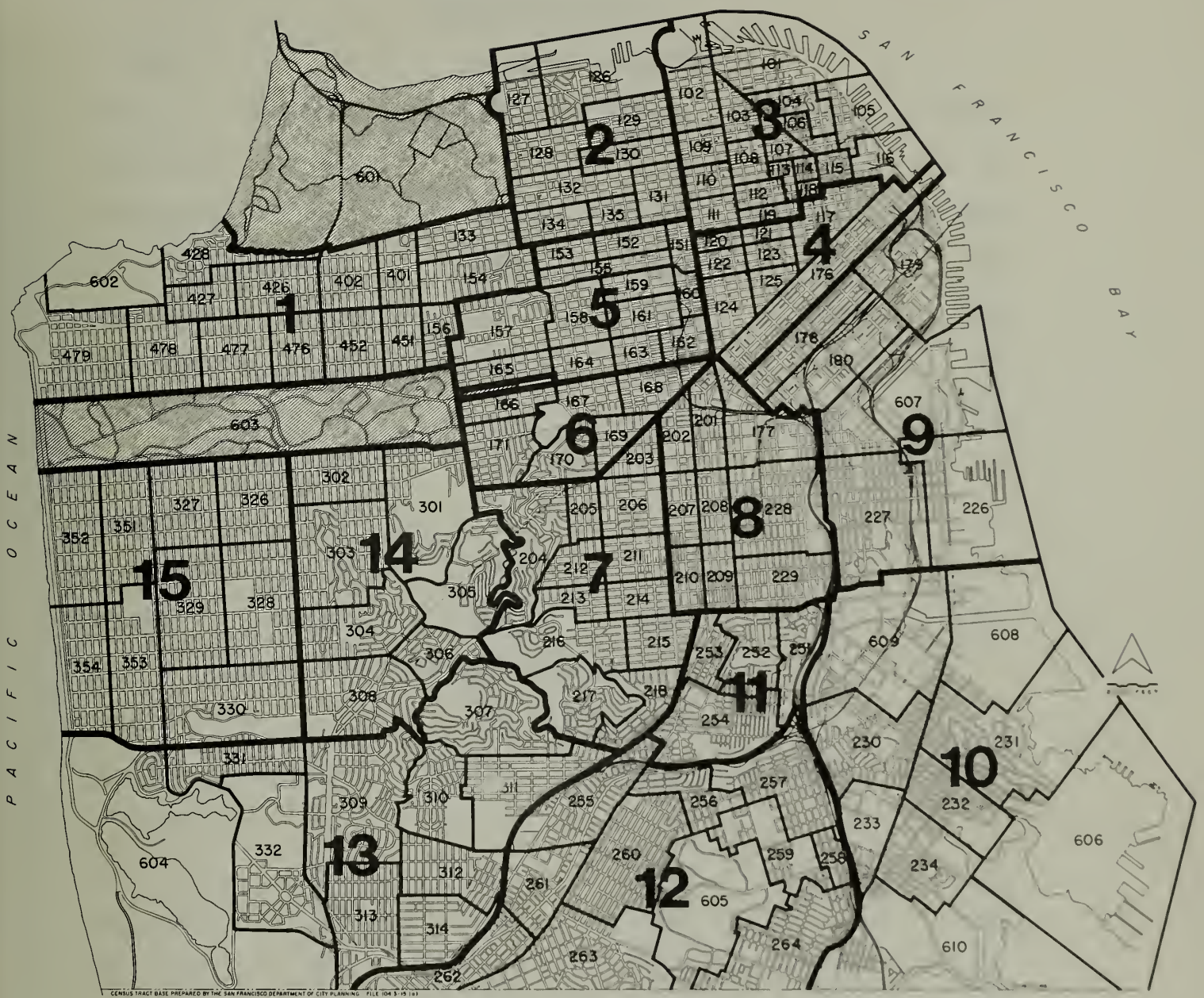
I. Citywide Findings

Analysis of the data indicate an increase in the level of rents for most units between 1973 and 1976. Although the modal value for all units remained in the same category ($151-$200) for both years, there was a shift in the distributions as seen in Table 1. The clustering around the modal value, relatively pronounced in 1973 gives way to a much less peaked, more even distribution in 1976. Since there were only 27 fewer observations in 1976 than in 1973, it seems clear that the shift has been a redistribution of units from the lower end of the rental scale to the higher. However, to generalize about the rental trend, the median rent has been computed by unit type (number of bedrooms), for both years. This information is displayed in Table 2. and the conlusions that may be drawn from it are of some interest. Initially, the increase in rent by type of unit is measured in 'current' dollars appears large. However, when the effect of inflation is accounted for by use of the implicit price deflator, the trend indicates that rents have not kept pace with inflation in the price of other items included in the cost of living index. In real dollar terms, the median rental level has declined in three of the four unit types described by 3 to 4%. This is not to say that the cost of shelter to the consumer has declined, simply that it has not increased as rapidly as other items measured by the Consumer Price Index. In this respect, the cost of housing remains a major concern to those whose income has not kept pace with the 27% inflationary increase experienced in the Bay Area between 1973 and 1976. Many San Francisco residents, especially those living on fixed retirement incomes or those dependent upon public aid are hard hit by any 'current' dollar increase in rent. Reference to the distributions given in Table 1 show that the shift has been especially hard for families requiring two or more bedrooms. That availability of that stock in the less than $250 category declined markedly in 1976.

II. District Findings

Adjusted median rents in the Richmond District were slightly above the city medians in both 1973 and 1976. Median rents for one bedroom units remained stable, while the median for two bedroom units declined slightly during the three year period. No significant offerings of studio or three or more bedroom units were noted in either year. Rather surprisingly, relatively few advertisements appeared for the Marina District in either year. In the one bedroom category, the only substantial offering, a slight decline in the median rent is noted. In the Northeast

District, an area which includes the traditionally high rent neighborhoods of Russian, Telegraph, and Nob Hill, the predominant offering was in one bedroom units. These offerings tended to be expensive, relative to the City median, although even these show a decline in 'real' dollars. The Downtown District includes many lower rental offerings, demonstrated by the ratio of district to city medians. The absence of two or more bedroom offerings is indicative of the housing stock of the area; many units are to be found in apartment hotels in the area between Powell Street and Van Ness Avenue. the median rental has remained relatively stable in this area. The largest variety of offerings appear in the Western addition. Real dollar increases in one and two bedroom unit offerings are indicative of an increase in new units available during the three year period. These changes are documented by the annual report 'Changes in the Housing Inventory'. The ratios for median rents in this district are low relative to citywide medians. Like the Western Addition the Buena Vista District median rentals are low in relation to those of the city and, significantly, advertisements tend to be concentrated in one and two bedroom offerings. The remaining districts, for which tables were compiled the Central, Mission, and Inner Sunset Districts show no trends for studio and three or more bedroom units. Offerings tend to be in the one and two bedroom category and median rents somewhat less than the City's medians.



PLANNING DISTRICTS – 1970 CENSUS TRACTS

PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

CITYWIDE TOTALS

1973	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	20	21	4	1	46
101-150	68	121	26	3	218
151-200	42	186	80	15	323
201-250	6	72	108	23	209
251-300	1	22	64	23	110
301-350	0	9	36	24	69
351-400	0	0	15	16	31
400-500	0	1	4	20	25
$500+	0	0	2	17	19
Total	137	432	339	142	1050

CITYWIDE TOTALS

1976	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	11	3	0	0	14
101-150	47	45	6	0	98
151-200	61	105	29	3	198
201-250	31	97	51	4	183
251-300	7	48	98	17	170
301-350	1	23	89	27	140
351-400	0	8	53	31	92
400-500	0	6	42	32	80
$500+	0	2	15	31	48
Total	158	337	383	145	1023

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

CITYWIDE

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio	136	167	104	100	-4	-3	1.00	1.00
1 Bdrm	170	208	130	125	-5	-4	1.00	1.00
2 Bdrms	228	304	174	182	8	5	1.00	1.00
3+ Bdrms	313	385	239	230	-9	-4	1.00	1.00

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

RICHMOND

1973	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	0	0	0	0
101-150	1	2	0	0	3
151-200	3	10	1	0	14
201-250	0	3	5	1	9
251-300	0	0	7	0	7
301-350	0	0	0	3	3
351-400	0	0	0	1	1
400-500	0	0	0	1	1
$500+	0	0	0	0	0
Total	4	15	13	6	38

RICHMOND

1976	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	0	0	0	0
101-150	1	1	0	0	2
151-200	4	2	0	0	6
201-250	1	4	2	0	7
251-300	0	3	3	0	6
301-350	0	0	4	0	4
351-400	0	0	2	0	2
400-500	0	0	0	0	0
$500+	0	0	1	1	2
Total	6	10	12	1	29

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

RICHMOND

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio								
1 Bdrm	178	225	136	135	-1	-1	1.04	1.08
2 Bdrms	254	313	194	187	-7	-3	1.11	1.03
3+ Bdrms								

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

MARINA

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio								
1 Bdrm	217	225	166	135	-31	-19	1.28	1.08
2 Bdrms	267		204				1.17	
3+ Bdrms								

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

MARINA

1973 No. of Bedrooms

Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	1	0	0	0	1
101-150	2	4	0	0	6
151-200	1	3	1	0	5
201-250	0	9	3	0	12
251-300	0	3	3	0	6
301-350	0	1	3	0	4
351-400	0	0	0	0	0
400-500	0	0	0	2	2
$500+	0	0	0	0	0
Total	4	20	10	2	36

MARINA

1976 No. of Bedrooms

Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	0	0	0	0
101-150	1	1	0	0	2
151-200	3	4	0	0	7
201-250	3	2	0	0	5
251-300	1	2	2	0	5
301-350	0	1	2	0	3
351-400	0	2	3	0	5
400-500	0	0	1	1	2
$500+	0	0	1	2	3
Total	8	12	9	3	32

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

NORTHEAST

1973	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	0	0	0	0
101-150	3	1	0	0	4
151-200	3	9	3	0	15
201-250	3	4	3	0	10
251-300	0	8	1	0	9
301-350	0	2	1	1	4
351-400	0	0	1	0	1
400-500	0	0	0	0	0
$500+	0	0	1	0	1
Total	9	24	10	1	44

NORTHEAST

1976	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	0	0	0	0
101-150	0	0	0	0	0
151-200	6	9	1	0	16
201-250	4	7	1	0	12
251-300	3	5	0	0	8
301-350	1	4	3	1	9
351-400	0	1	1	1	3
400-500	0	1	2	0	3
$500+	0	1	0	0	1
Total	14	28	8	2	52

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

DOWNTOWN

1973	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	13	4	0	0	17
101-150	17	12	0	0	29
151-200	2	6	0	0	8
201-250	0	1	2	0	3
251-300	0	0	0	0	0
301-350	0	0	0	0	0
351-400	0	0	0	0	0
400-500	0	0	0	0	0
$500+	0	0	0	0	0
Total	32	23	2	0	57

DOWNTOWN

1976	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	6	0	0	0	6
101-150	16	7	0	0	23
151-200	8	8	0	0	16
201-250	1	4	2	0	7
251-300	1	0	1	0	2
301-350	0	0	0	0	0
351-400	0	0	1	0	1
400-500	0	0	0	0	0
$500+	0	0	0	0	0
Total	32	19	4	0	55

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

NORTHEAST

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio		213		127				1.27
1 Bdrm	225	236	172	141	-31	-18	1.32	1.13
2 Bdrms	233		179				1.03	
3+ Bdrms								

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

DOWNTOWN

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio	109	131	83	79	-5	-6	0.80	0.78
1 Bdrm	131	166	100	99	-1	-1	0.77	0.80
2 Bdrms								
3+ Bdrms								

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

WESTERN ADD'N

1973	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	1	3	1	0	5
101-150	10	21	4	2	37
151-200	3	9	5	0	17
201-250	0	1	2	0	3
251-300	0	1	0	1	2
301-350	0	0	1	1	2
351-400	0	0	0	1	1
400-500	0	0	0	0	0
$500+	0	0	0	0	0
Total	14	35	13	5	67

WESTERN ADD'N

1976	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	1	0	0	1
101-150	5	6	0	0	11
151-200	5	10	3	0	18
201-250	1	6	5	0	12
251-300	0	3	5	2	10
301-350	0	3	2	5	10
351-400	0	0	3	1	4
400-500	0	0	1	2	3
$500+	0	0	0	0	0
Total	11	29	19	10	69

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

BUENA VISTA

1973	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	2	0	0	2
101-150	1	10	3	0	14
151-200	2	5	3	1	11
201-250	0	0	3	3	6
251-300	0	0	2	1	3
301-350	0	0	0	1	1
351-400	0	0	0	0	0
400-500	0	0	0	0	0
$500+	0	0	0	0	0
Total	3	17	11	6	37

BUENA VISTA

1976	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	1	0	0	0	1
101-150	2	3	0	0	5
151-200	0	9	4	0	13
201-250	0	2	2	0	4
251-300	0	0	1	0	1
301-350	0	2	1	1	4
351-400	0	0	1	1	2
400-500	0	0	0	1	1
$500+	0	0	1	0	1
Total	3	16	10	3	32

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

WESTERN ADD'N

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio	130	155	99	93	-7	-7	0.96	0.93
1 Bdrm	135	188	103	112	9	9	0.79	0.90
2 Bdrms	165	265	126	159	33	26	0.73	0.87
3+ Bdrms		330		198				0.86

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

BUENA VISTA

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio								
1 Bdrm	133	178	101	107	5	5	0.78	0.85
2 Bdrms	192	225	147	135	-12	-8	0.84	0.74
3+ Bdrms								

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

CENTRAL

1973	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	0	0	0	0
101-150	1	8	0	0	9
151-200	5	9	4	0	18
201-250	0	3	3	2	8
251-300	0	0	0	0	0
301-350	0	1	2	1	4
351-400	0	0	0	0	0
400-500	0	0	0	2	2
$500+	0	0	0	0	0
Total	6	21	9	5	41

CENTRAL

1976	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	0	0	0	0
101-150	1	1	0	0	2
151-200	4	4	1	0	9
201-250	3	3	1	0	7
251-300	0	1	3	0	4
301-350	0	1	6	0	7
351-400	0	0	2	2	4
400-500	0	0	2	2	4
$500+	0	0	0	0	0
Total	8	10	15	4	37

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

MISSION

1973

Rent	Studio	No. of Bedrooms 1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	2	0	0	2
101-150	5	10	2	0	17
151-200	1	5	1	1	8
201-250	0	0	1	0	1
251-300	0	0	0	1	1
301-350	0	0	0	0	0
351-400	0	0	0	0	0
400-500	0	0	0	0	0
$500+	0	0	0	0	0
Total	11	29	6	2	48

MISSION

1976

Rent	Studio	No. of Bedrooms 1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	1	0	0	1
101-150	3	6	0	0	9
151-200	0	1	3	2	6
201-250	0	0	3	0	3
251-300	0	0	2	2	4
301-350	0	0	0	1	1
351-400	0	0	0	0	0
400-500	0	0	0	0	0
$500+	0	0	0	0	0
Total	3	8	8	5	24

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

CENTRAL

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio								
1 Bdrm	164	200	125	120	-6	-4	0.96	0.96
2 Bdrms		321		192				1.05
3+ Bdrms								

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

MISSION

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio								
1 Bdrm	133		101				0.78	
2 Bdrms								
3+ Bdrms								

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

INNER SUNSET

1973	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	0	1	0	0	1
101-150	2	3	0	0	5
151-200	1	16	3	0	20
201-250	0	4	8	0	12
251-300	0	1	2	0	3
301-350	0	0	0	0	0
351-400	0	0	0	0	0
400-500	0	0	0	1	1
$500+	0	0	0	0	0
Total	3	25	13	1	42

INNER SUNSET

1976	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	1	0	0	0	1
101-150	1	0	0	0	1
151-200	2	4	0	0	6
201-250	1	4	4	0	9
251-300	0	1	4	2	7
301-350	0	0	3	2	5
351-400	0	0	1	0	1
400-500	0	0	1	1	2
$500+	0	0	0	2	2
Total	5	9	13	7	34

TABLE 1. No. of Advertisements by Monthly Rent & No. Bedrms.

NOT LOCATED

1973	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	4	9	3	1	17
101-150	24	48	17	1	90
151-200	20	104	55	13	192
201-250	3	46	72	17	138
251-300	1	9	47	19	76
301-350	0	5	28	17	50
351-400	0	0	14	14	28
400-500	0	1	4	14	19
$500+	0	0	1	17	18
Total	52	222	241	113	628

NOT LOCATED

1976	No. of Bedrooms				
Rent	Studio	1 Bdrm	2 Bdrms	3+ Bdrms	Total
TO $100	3	1	0	0	4
101-150	15	20	6	0	41
151-200	27	51	16	1	95
201-250	17	59	30	3	109
251-300	2	33	64	11	110
301-350	0	12	64	15	91
351-400	0	5	37	25	67
400-500	0	5	34	24	63
$500+	0	1	10	23	34
Total	64	187	261	102	614

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

INNER SUNSET

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio								
1 Bdrm	177		135				1.04	
2 Bdrms	222	281	170	169	-1	-1	0.98	0.92
3+ Bdrms								

TABLE 2. Median Monthly Advertised Rent by No. of Bedrooms

NOT LOCATED

Current and Real Dollars (1967=$100)
1973 CPI=130.7, 1976 CPI=166.9

	Current$		Real$		Real Dollar Change 73-76		Ratio to City M'dns	
No. Bdrm	1973	1976	1973	1976	$	%	1973	1976
Studio	146	176	112	105	-6	-6	1.08	1.05
1 Bdrm	176	218	135	131	-4	-3	1.04	1.05
2 Bdrms	232	311	177	187	9	5	1.02	1.02
3+ Bdrms	316	392	242	235	-7	-3	1.01	1.02

III. Management Policies.

In the 1973 report on rents and vacancies, an important contribution to knowledge of the rental market was information given by landlords and managers on their policies respecting such matters as leases, deposits, and other requirements of tenants. In our review of newspaper advertising, we found similar information, though not as detailed, about management practices for the two years surveyed. The following sixteen categories represent an analysis of the kind of requirements most generally found in advertisements for rental units. The following table gives a tabulation for the two years.

Policies	1973	1976	Change
1. Deposit Required	0	1	1
2. Lease	10	14	4
3. Pets O.K.	53	39	-14
4. No Pets	73	96	23
5. no dogs	0	0	0
6. Children O.K.	68	13	-55
7. No Children	18	0	0
8. References Required	38	38	0
9. Single Person Pref.	19	15	-4
10. Couple Preferred	8	5	-3
11. Two Persons Only	0	2	2
12. Adults Preferred	125	11	-114
13. Employed Persons	7	7	0
14. Retired Persons Pref.	3	5	2
15. Women Preferred	5	2	-3
16. Men Preferred	5	2	-3
Total	424	250	-174

Those categories in which landlords expressed themselves most emphatically in 1973 had to do with the acceptability of pets and children as tenants. (A preference stated for adults is implicitly a preference to exclude children. The same may be

said for the less siginificant categories in which a preference for single persons or couples is stated.) It is interesting to note that in 1973, the ratio of advertisements in which children were explicitly noted as acceptable was almost four times the number of those advertisements in which they were explicitly excluded. Because of the passage of the City ordinance prohibiting discrimination based on the presence of children, passed between 1973 and 1976, no advertisements carried an overt statement excluding children in 1976. However, if the categories in which children are both implicitly and explicitly excluded are added for the two periods, (items 7,9,10,11,12,13,14,15, and 16) it would appear that while, in 1973 the ratio of item 6 to the sum was 2.7 (190:68), in 1976 it was 3.7 (49:13). Although overt discrimination has largely been eliminated from the advertisements, it is not apparent from this admittedly limited data that the situation has improved as a result of the ordinance. There has, of course been a drop in the number of advertisements specifying preferences or conditions, a change that may reflect not only the impact of an ordinance but an increase in advertising rates that might tend to eliminate all but the most essential comments

The number of advertisements in which pets are excluded has increased by nearly one third (73 and 96 respectively). This is the second highest category of exclusions imposed by landlords on prospective tenants.

TECHNICAL APPENDIX

I. Source of the Information and Method

Prior surveys of rents and vacancies undertaken by this department, often in cooperation with other organizations, have used the field survey as the means for obtaining information. The most recent survey was made for the Department by the Survey Research Center of the University of California, Berkeley, in 1973. The direct cost of the survey, $50,000, was provided by funding from the Federal 701 program. Indirect costs, (departmental staff and graphics services) were estimated to be approximately $18,000. The costs of executing such a survey have increased considerably since that time. A recent estimate of the direct cost of a repetition of the survey without modification of the design, questionnaire or data processing services is in the $70-75,000 range. Indirect costs have escalated correspondingly. Because the usefulness of the information is in direct proportion to the quality of the survey, to undertake a field survey without adequate financial resources would be to rpoduce results having at best little value and at worst capable of implying seriously misleading hypotheses about the local housing market.

Despite the lack of resources for such a survey, the need for current information has not diminished. This is particularly true of rental levels since the extreme inflation of the past three years has affected shelter costs as it has the other items in the family budget. The extent of the impact requires measurement of two points in time and a standardized basis of information. Assuming that vacancy rates in the City have not changed significantly, an assumption warranted by a statistical history extending back to 1939, it nevertheless remained most important to obtain information about rents. Recognizing the impossibility of a field survey under the circumstances other alternatives were examined. Again, it is important to emphasize the criteria which would permit comparability and thus ensure the ability to measure change. First, the data for the two observations must be comprable. They must be defined or classified according to a system that is consistent for each measurement. Second, the data must be quantifiable, that is, expressed as numerical values. Third, they must be accessible, and given severe constraints on the amount of staff time available for the study, require very little time to collect. Fourth, and finally, the source should be as comprehensive in scope as possible in terms of the area covered and the kind of living unit included. This requirement is important to assure the representativeness of the information derived from the data collected.

These criteria lead to the choice of the weekend edition of the combined San Francisco Chronicle-Examiner as the best potential source of information The classified advertising system has remained constant for the two periods under observation. It is possible to obtain values for the rents, if not for the number of units from the advertisements. The issues of the newspaper are accessible, and the data may be readily collected. Coverage is citywide and includes offerings in all dwelling types. Since the only qualification of the advertiser is the ability to pay for an advertisement, the information should be expected to be free of non-market biases. It is, however, recognized that other forms of advertising rental units exist such as rental agencies, realtors handling rentals, word of mouth, and informal postings. Our limitations do not permit surveying these sources. Yet, we believe that the method and source of information we have chosen will provide generally representative results for the city's rental market, and more important, results which can be compared over time.

The information collected from the classified advertisements contained in the two weekend editions consisted of the following items, when present:

1. Location (Address or Vicinity)
2. Advertising Classification
3. Number of rooms or bedrooms
4. Monthly Rental
5. Special Conditions or Features These five general categories of information were then coded and entered in a computer file where the various tabulations and analytical operations included in the text of the report were performed on them.

II. The Implicit Price Deflator

Despite the formidable title, the 'implicit price deflator' is a simple arithmetic computation designed to make the dollars recorded in 1973 advertisements comparable with dollars recorded in 1976. The computation is based on the figures given by the C.P.I. or Consumer Price Index, an index number based upon an sample of aggregate costs of goods and services bought by consumers in a selected base period. This index number is computed on a monthly basis in a selected number of regions throughout the United States as well as for the entire nation. The San Francisco Standard Metropolitan Statisitcal Area is one of the regions, which enables a local assessment of the impact of inflation. The most recent evaluation of the C.P.I. occurred in 1967, the base year with which to measure subsequent changes in prices. In 1973, to purchase goods and services worth $100 in

1967 required $130.70 according to the analysis of local prices for a selected number of those goods and services. In 1976, that same $100 worth of goods and services required $166.90, an increase of nearly 28% in the cost of living in the Bay Area.

Rents found in the advertisements are expressed in what are called 'current' dollars. 'Current' dollars must be reduced to a common denominator if they are to be compared and trends evaluated. The common denominator to which they are reduced is called 'real' dollars, and in the process of reduction the effect of inflation is eliminated, making it possible to compare the true trend of rents for the two time periods. The method for computing the common denominator is to divide $100 by the desired C.P.I. figure and multiply the rental value by the result of the division. This computation ('current$'x (100/C.P.I.)='real$') expresses 1973 and 1976 rents in terms of 'constant' 1967 dollars and provides the common denominator that permits comparison between the two quantities.

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Data for these reports were collected and prepared for input by Ms. Levine. The information was processed by the Department's HP 9830 System and analyzed by Mr. Groat. Text for the report was entered in the system and stencils were prepared as computer output in press ready form.

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RESIDENCE

HOUSING INFORMATION SERIES

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

1977

DEPARTMENT OF CITY PLANNING

JANUARY 1979

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Prepared by the San Francisco Department of City Planning
January 1979

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INTRODUCTION

The following report on the changes in the housing inventory in San Francisco, 1977, is the twelfth in a series that began in 1967. The purpose of the report is to monitor the changes of the city's housing stock. Such changes are the result of new residential construction, defined as housing units certified complete by the Department of Public Works, and demolition during the calendar year.

Data for the report are primarily obtained from the administrative records of the city's Bureau of Building Inspection, Department of Public Works. Information obtained from other sources is noted wherever applicable. All the information is presented in nineteen major tables and three appendix tables, and is preceded by a summary analysis of the findings for the report year. As the format for the report has been standardized over the years, data in this document can be directly compared with those of previous years.

The tables presented can be grouped into the following categories:

1. Citywide changes
   - Net Change (Tables 1, 2)
   - New Construction (Tables 3, 4, 5, 6, 7)
   - Demolition (Tables 8, 9, 10, 11)

2. Changes by Planning District
   - Net Change (Tables 12, 13, 19)
   - New Construction (Tables 14, 15, 16)
   - Demolition (Tables 17, 18)

3. Changes by Census Tract
   - Net Change (Appendix Table A)
   - New Construction (Appendix Table B)
   - Demolition (Appendix Table C)

The summary analysis covers city wide and district changes only. Data for the census tracts in the appendix tables are presented for statistical purposes, and are used to chart changes on the accompanying maps.

SUMMARY ANALYSIS

New Construction

There were 403 new residential buildings with a total of 1,616 units certified complete in 1977 in San Francisco. These figures represented an increase of 22 structures and 136 units over new construction in 1976, but continued to be less than that of 1975 and 1974. In keeping with the trend of the past few years, the majority of the new units (67%) were found in medium and large size structures with 5 - 19 units and 20-or-more units respectively. There were a few more single family structures built in 1977 (239) than in 1976 (196). However, single family still occupied less than 15% of all new housing units, as had been the case in the past. On the other hand, the number of new units in small multi-unit buildings (2 - 4 units) remained the same as 1976 and accounted for almost 20% of the total new units.

Similar to the previous year, nearly 32% of the new units had three bedrooms or more. There was also a proportionate increase of studio, one-bedroom and two-bedrooms units in 1977 over 1976 (Table 4). Nevertheless, there appears to be a trend toward larger units with two and three bedrooms or more. While the majority of the new units prior to 1976 were studio's and one-bedroom's, the majority of the new units since 1976 had at least two bedrooms: 59.3% in 1977 and 57.5% in 1976.

New construction by public action was down to 8% (129 units) in 1977, and was the lowest since 1972 (Table 5). All of the units were located in redevelopment areas in Western Addition (97 units) and Diamond Height (32 units). This drop, from 28%, 419 units in 1976, in new construction by public action indicates a decline of public participation in housing construction under the redevelopment program, as the goal for residential redevelopment has been achieved to a large extent.

Table 5 also shows that total construction cost reported for the completed units in 1977 was about $60.6 millions, as compared with $33.5 millions in 1976. The average cost per unit, regardless of size or building type, was $37,518. In addition, construction cost for units put up by public action was slightly higher than those by private action, $38,729 for the former and $37,413 for the latter.

All districts had new housing construction in 1977. The majority (58.9%, 952 units) of the new units were found in the northern section of the city with 25.5% (412 units) in the Northeast district, 12.4% (200 units) in the Marina, 11.4% (185 units) in the Richmond, and 9.6% (155 units) in the Western Addition. Districts in the southern portion of the city had the second largest concentration of new units, most of which were located in the South

Central (10.2%, 165 units), the South Bayshore (8.4%, 135 units), and the Ingleside (4.1%, 67 units) districts. Except for the Central District, which had areas designated for redevelopment and which had a share of 106 (6.6%) new units, the districts in the central and western parts of the city, including the Downtown and Potrero areas, had the lowest share of new units in 1977 with a total of 191 units (11.8%) among seven districts.

As far as the distribution of structure type is concerned, most of the single family structures completed in 1977 were located in the southern part of the city, 50% of which were in South Central alone (124 units). Ingleside (38 units), Central (28 units), Bernal Heights (16 units), and South Bayshore (13 units) claimed the bulk (219 units) of the total 239 new single family structures. The few remaining structures were mostly found in the Inner and Outer Sunset areas.

Structures with 2 - 4 units were found in all districts with about one-third concentrating in the Richmond district. Another one-third of units in these small structures were distributed in four districts: Central (35 units), Mission (31 units), Ingleside (29 units) and South Central (23 units). The remaining 2 - 4 unit structures were scattered throughout the rest of the districts, ranging from 17 units in Marina to 2 units in South Bayshore.

Medium size structures with 5 - 19 units appeared to concentrate in four districts where two-thirds of the new units found in this structure type were located. These four districts stretch from north to south across the city with the Richmond (81 units) and Marina (57 units) districts in the north, Central district (43 units) in the middle, and South Bayshore district (96 units) in the southern part of the city. Except for three districts, Western Addition, South of Market and Ingleside, which did not have any new medium size structures, the other districts all had a few units, ranging from 5 to 19 in number, in new structures of this size.

All of the 710 new units in large size buildings with 20-or-more units were located in five districts, more than half of which were found in Northeast alone (387 units). The Western Addition district had 149 units and the Marina district had 126 units. The Downtown and the South Bayshore districts each had 24 units, amounting to no more than one structure of this size.

Along with having the most large size structures, the Northeast district was also distinguished by having the most studio and one-bedroom units (Table 16). In fact, Northeast and Marina districts together had about 61% (392 units) of the new small units. Northeast also had about 25% (112 units) of the two-bedroom units. But it was South Central, which had the most single family structures, that had the highest number of large units with three bedrooms or more.

Given the overall increase in larger units with two or more bedrooms, all the districts, with the exceptions of Northeast, Marina and Mission, had more two-and-three-bedrooms units than studio's and one-bedroom's. This indicates that the trend toward larger units is rather general throughout the city, and is not confined to particular areas.

Demolition

There were 136 units demolished in 1977, which was the lowest figure since the inventory series began in 1967. The bulk of demolition was found in single family (48 units, 35.3%) and 2 - 4 unit structures (52 units, 38.2%), and only 17 of the 136 units were demolished by public action. Unlike previous years where demolition was by and large the result of public action, and where buildings demolished were primarily medium and large in size, the mode of demolition activities in 1977 was clearly a departure from the past (Table 10). This departure reflects changes in the city's housing policies and zoning controls in recent years where 'rehabilitation' has replaced 'redevelopment', public or private, as the more appropriate method of dealing with the city's housing stock.

The single family and 2 - 4 unit structures that were demolished were primarily located in the Richmond (36 units) and the Western Addition (14 units) districts. Except for the Downtown and Buena Vista districts, where no demolition activity was recorded for 1977, the other districts all had a few, ranging from 1 to 9 units, single family and low density structures demolished. While no large scale structures over 20 units were reported demolished during the year, only a small number of medium size buildings, totaling 36 units, were knocked down during 1977. The Marina district had most of these units (20), as the Richmond, Western Addition and Mission districts shared the remaining 16 units.

A total of 295 hotel rooms were demolished in 1977, more than two-thirds of which were found in two large structures with 100 rooms or more (Table 11). Private action accounted for 134 of the units, and the remaining 161 rooms were demolished by public redevelopment action. The percentage of rooms demolished by private action (45%) is much higher than in prior years, again indicating that redevelopment and demolition activities in the city have greatly declined as a result of changes in public policy regarding housing.

Net Change

As a result of construction of 1,616 new units, and demolition of 136 existing units, there was a net gain of 1,480 units in 1977. Despite the fact that there were comparatively more new units in single family and small multi-unit structures, almost half (48%) of the net change is concentrated in large buildings with 20-or-more units (Table 1). Twenty-three percent of the new units were in

structures of 5 - 19 units, sixteen percent in structures of 2 - 4 units, and the remaining thirteen percent in single family structures. These added units, however, did not alter the overall composition of the city's total housing stock, which had been remarkably stable over the years (Table 2). Despite variations in modes of housing construction and demolition from year to year, one-third of the housing units remain to be in single-family structures, one-third in structures with ten or more units, and one-third in structures with 2 - 9 units.

Due to the location of the larger residential structures, the northern districts rank higher in net gain of new units than other districts. The Northeast district led all districts with 403 units, followed by Marina (176 units), Richmond (147 units), and Western Addition (136 units). The South Central district (157 units), South Bayshore (131 units), and Central (104 units) are the only other districts that had gained more than a hundred new units. The remaining districts had a net gain that ranged from as low as two units in the South of Market to as high as 63 units in Ingleside.

Besides a minimal loss of units in 1977, the data in Table 13 suggest a pattern of change in housing types that is exemplified by the Richmond district. Richmond had the highest net loss of single family units (21 units), and yet had the highest net gain of units in small and medium size structures. It indicates that, where permitted, single family and smaller structures may gradually be replaced by higher density structures. The same trend can also be observed in the Western Addition district where the net loss of units in small structures was counteracted by a net gain of units in larger buildings.

Despite some variations in the type of housing being developed from year to year, the housing stock in San Francisco continues to increase steadily since 1968 (Table 19). Except for the South of Market and South Bayshore districts, where demolition still exceeds new construction, resulting in a net loss of housing, all the districts in the city witness a net increase during the ten year period. The increase was greatest in the Central district where new construction under the city's redevelopment program claimed the highest number of new units.

This trend of moderate growth exhibited in 1977 has persisted in the past few years, as is indicated by the number of building permits authorized each year, which varied from 1,386 units in 1974 to 1,536 units in 1977 (Table 6).

Table 6 and Table 7 also provide a comparison of housing construction activities in the nine Bay Area counties. Although the data are based on authorized building permits, which may or may not result in actual construction, they nevertheless serve as a good indicator of possible construction within each county. As far as San Francisco is concerned, it ranks as one of the lowest among the counties compared, carrying only 3% of all the construction permits authorized in the Bay Area. This position has remained unchanged in recent years.

TABLE 1

Net Change in Housing Structures and Units, 1977

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	191	191
Two Family	57	114
Three Family	29	87
Four Family	10	40
5-9 Family	19	143
10-19 Family	14	195
20 or More	10	710
Total	330	1480

TABLE 2

San Francisco Housing Stock, December 1977

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	103580	32.5
Two Family	40278	12.6
3 to 4 Family	32368	10.2
5 to 9 Family	34173	10.7
10 or More	108331	34.0
Total	318730	100.0

TABLE 3

Housing Units Certified Complete, 1977
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	239	59.3	239	14.8
Two Family	67	16.6	134	8.3
Three Family	37	9.2	111	6.9
Four Family	12	3.0	48	3.0
5-9 Family	23	5.7	165	10.2
10-19 Family	15	3.7	209	12.9
20 or More	10	2.5	710	43.9
Total	403	100.0	1616	100.0

TABLE 4

Housing Units Certified Complete, 1977
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	142	8.8
One Bedroom	505	31.3
Two Bedrooms	443	27.4
Three or More Bedrooms	515	31.9
Bedrooms not Known	11	0.7
Total	1616	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1977

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Action	1487	92	55633788	92
Public Action	129	8	4996000	8
Redevelopment Areas	129	8	4996000	8
Western Addition A-2	97	6	2686000	4
Yerba Buena Center	0	0	0	0
Diamond Heights	32	2	2310000	4
Hunters Point	0	0	0	0
Public Housing	0	0	0	0
City Total	1616	100	60629788	100

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized by building permits, 1977

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	3453	1257	4710	265737.0	73.3
Contra Costa	9059	1345	10404	424604.0	87.1
Marin	894	563	1457	85971.0	61.4
Napa	658	414	1072	46841.0	61.4
San Francisco	369	1167	1536	109310.0	24.0
San Mateo	2193	1646	3839	235898.0	57.1
Santa Clara	8446	4481	12927	524722.0	65.3
Solano	4707	711	5418	202739.0	86.9
Sonoma	3627	1245	4872	186679.0	74.4
Total	33406	12829	46235	2082501.0	72.3

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1972 - 1977

	1977	1976	1975	1974	1973	1972
Total Bay Area	46235	37663	25948	26116	48594	61000
Total Bay Area Minus San Francisco	44699	36041	24806	24730	44444	57561
Total San Francisco	1536	1622	1142	1386	4150	3439
Multi Family Bay Area minus San Francisco	11662	8219	5865	7664	19794	27352
Multi Family San Francisco	1167	1310	866	1163	3865	3270
Single Family Bay Area minus San Francisco	33037	27822	18941	17066	24650	30209
Single Family San Francisco	369	312	276	223	285	169

Source: 'Construction Reports', 1972 - 1977
San Francisco Bay Area, Dept. of Commerce, Real Estate Research Council of Northern Calif. & Security Pacific Bar

TABLE 8

Housing Unit Demolitions, 1977
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	48	65.8	48	35.3
Two Family	10	13.7	20	14.7
Three Family	8	11.0	24	17.6
Four Family	2	2.7	8	5.9
5-9 Family	4	5.5	22	16.2
10-19 Family	1	1.4	14	10.3
20 or More	0	0.0	0	0.0
Total	73	100.0	136	100.0

TABLE 9

Demolition by Public Action, 1977
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	0	0.0	0	0.0
Two Family	0	0.0	0	0.0
Three Family	3	60.0	9	52.9
Four Family	2	40.0	8	47.1
5-9 Family	0	0.0	0	0.0
10-19 Family	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	5	100.0	17	100.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1967 - 1977

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as PerCent of Total
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8
Total	7186	4346	60.5

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1977

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	1	19	0	2	34	0	3	53	0
26-50	1	32	0	0	0	0	1	32	0
51-75	0	0	0	0	0	0	0	0	0
76-100	0	0	0	1	100	0	1	100	0
100+	1	110	0	0	0	0	1	110	0
Total	3	161	0	3	134	0	6	295	0

PLANNING DISTRICTS – 1970 CENSUS TRACTS

PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

NET CHANGE IN NUMBER OF HOUSING UNITS · 1977

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 6 to Minus 25	4
Minus 1 to Minus 5	11
0	53
Plus 1 to Plus 5	33
Plus 6 to Plus 25	34
Plus 26 to Plus 125	10
Plus 126 to Plus 283	3

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1977

Rank	District Number	and Name	Number of Units
1	3	Northeast	403
2	2	Marina	176
3	12	South Central	157
4	1	Richmond	147
5	5	Western Addition	136
6	10	South Bayshore	131
7	7	Central	104
8	13	Ingleside	63
9	8	Mission	37
10	4	Downtown	33
11	11	Bernal Heights	29
12	6	Buena Vista	21
13	14	Inner Sunset	21
14	15	Outer Sunset	20
15	9	South of Market	2
Total			1480

TABLE 13

Net Change of Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1977

Rank	Structure Type									
	Single family		2 to 4 Family		5 to 9 Family		10 to 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	120	Richmond	91	Central	43	Richmond	77	Northeast	387
2	Inglesside	34	Central	35	South Bayshore	34	South Bayshore	62	Western Addition	149
3	Central	26	Inglesida	29	Northeast	19	Marina	34	Marina	126
4	Bernal Heights	15	Mission	26	Buena Vista	15	South Central	12	Downtown	24
5	South Bayshore	11	South Central	19	Mission	11	Outer Sunset	10	South Bayshore	24
6	Inner Sunset	6	Marina	15	Bernal Heights	6	Northeast	0	Richmond	0
7	Northeast	1	Outer Sunset	10	South Central	6	Downtown	0	Buena Vista	0
8	Downtown	1	Inner Sunset	9	Inner Sunset	6	Western Addition	0	Central	0
9	South of Market	1	Bernal Heights	8	Downtown	5	Buena Vista	0	Mission	0
10	Buena Vista	0	Buena Vista	6	Marina	3	Central	0	South of Market	0
11	Mission	0	Downtown	3	Richmond	0	Mission	0	Bernal Heights	0
12	Outer Sunset	0	South of Market	1	South of Market	0	South of Market	0	South Central	0
13	Western Addition	-1	South Bayshore	0	Inglesida	0	Bernal Heights	0	Inglesida	0
14	Marina	-2	Northeast	-4	Outer Sunset	0	Inglesida	0	Inner Sunset	0
15	Richmond	-21	Western Addition	-7	Western Addition	-5	Inner Sunset	0	Outer Sunset	0
Totals		191		241		143		195		710

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1977

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	60
1 to 4	29
5 to 9	26
10 to 24	20
25 to 99	9
100 to 273	4

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1977

Rank	District Number	Name	Number of Units	Percent
1	3	Northeast	412	25.5
2	2	Marina	200	12.4
3	1	Richmond	185	11.4
4	12	South Central	165	10.2
5	5	Western Addition	155	9.6
6	10	South Bayshore	135	8.4
7	7	Central	106	6.6
8	13	Ingleside	67	4.1
9	8	Mission	47	2.9
10	4	Downtown	33	2.0
11	11	Bernal Heights	30	1.9
12	15	Outer Sunset	28	1.7
13	14	Inner Sunset	24	1.5
14	6	Buena Vista	21	1.3
15	9	South of Market	8	0.5
Total			1616	

Table 15

Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1977

Rank	Structure Type									
	Single family		2 TO 4 Family		5 TO 9 Family		10 TO 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	124	Richmond	100	Central	43	Richmond	77	Northeast	387
2	Ingleside	38	Central	35	South Bayshore	34	South Bayshore	62	Western Addition	149
3	Central	28	Mission	31	Northeast	19	Marina	48	Marina	126
4	Bernal Heights	16	Ingleside	29	Mission	16	South Central	12	Downtown	24
5	South Bayshore	13	South Central	23	Buena Vista	13	Outer Sunset	10	South Bayshore	24
6	Inner Sunset	9	Marina	17	Marina	9	Northeast	0	Richmond	0
7	Outer Sunset	6	Outer Sunset	12	Richmond	6	Downtown	0	Buena Vista	0
8	Richmond	2	Inner Sunset	9	Bernal Heights	6	Western Addition	0	Central	0
9	Northeast	1	Bernal Heights	8	South Central	6	Buena Vista	0	Mission	0
10	Downtown	1	South of Market	7	Inner Sunset	6	Central	0	South of Market	0
11	South of Market	1	Western Addition	6	Downtown	5	Mission	0	Bernal Heights	0
12	Marina	0	Buena Vista	6	Western Addition	0	South of Market	0	South Central	0
13	Western Addition	0	Northeast	5	South of Market	0	Bernal Heights	0	Ingleside	0
14	Buena Vista	0	Downtown	3	Ingleside	0	Ingleside	0	Inner Sunset	0
15	Mission	0	South Bayshore	2	Outer Sunset	0	Inner Sunset	0	Outer Sunset	0
Totals		239		293		165		209		710

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

TABLE 16

Housing Units Completed
Districts in Rank Order of Units by Unit Type
San Francisco, 1977

Rank	Unit Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Northeast	117	Northeast	130	Northeast	112	South Central	129	Northeast	10
2	Marina	20	Marina	125	Western Addition	57	Central	64	Ingleside	1
3	Central	3	Richmond	80	South Bayshore	57	Richmond	62	Richmond	0
4	Richmond	1	Western Addition	64	Marina	50	South Bayshore	61	Marina	0
5	Ingleside	1	Mission	27	Richmond	42	Ingleside	49	Downtown	0
6	Downtown	0	Central	21	Downtown	27	Northeast	43	Western Addition	0
7	Western Addition	0	South Bayshore	17	South Central	23	Western Addition	34	Buena Vista	0
8	Buena Vista	0	South Central	13	Central	18	Bernal Heights	18	Central	0
9	Mission	0	Inner Sunset	8	Buena Vista	15	Inner Sunset	14	Mission	0
10	South of Market	0	Outer Sunset	8	Mission	11	Outer Sunset	14	South of Market	0
11	South Bayshore	0	Ingleside	5	Bernal Heights	11	Mission	9	South Bayshore	0
12	Bernal Heights	0	Downtown	2	Ingleside	11	Marina	5	Bernal Heights	0
13	South Central	0	Buena Vista	2	Outer Sunset	6	South of Market	5	South Central	0
14	Inner Sunset	0	South of Market	2	Inner Sunset	2	Downtown	4	Inner Sunset	0
15	Outer Sunset	0	Bernal Heights	1	South of Market	1	Buena Vista	4	Outer Sunset	0
Totals		142		505		443		515		11

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

HOUSING UNIT DEMOLITION · 1977

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	109
1 to 4	30
5 to 9	7
10 to 19	1
20 to 49	1

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1977

Rank	District Number	Name	Number of Units	Percent
1	1	Richmond	38	27.9
2	2	Marina	24	17.6
3	5	Western Addition	19	14.0
4	8	Mission	10	7.4
5	3	Northeast	9	6.6
6	12	South Central	8	5.9
7	15	Outer Sunset	8	5.9
8	9	South of Market	6	4.4
9	10	South Bayshore	4	2.9
10	13	Ingleside	4	2.9
11	14	Inner Sunset	3	2.2
12	7	Central	2	1.5
13	11	Bernal Heights	1	0.7
14	4	Downtown	0	0.0
15	6	Buena Vista	0	0.0
Total			136	

TABLE 18

Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1977

Rank	Structure Type									
	Single Family		2 to 4 Family		5 TO 9 Family		10 to 19 Family		20 or More Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	23	Western Addition	13	Richmond	6	Marina	14	Richmond	0
2	Outer Sunset	6	Richmond	9	Marina	6	Richmond	0	Marina	0
3	South Central	4	Northeast	9	Western Addition	5	Northeast	0	Northeast	0
4	Ingleside	4	South of Market	6	Mission	5	Downtown	0	Downtown	0
5	Inner Sunset	3	Mission	5	Northeast	0	Western Addition	0	Western Addition	0
6	Marina	2	South Central	4	Downtown	0	Buena Vista	0	Buena Vista	0
7	Central	2	Marina	2	Buena Vista	0	Central	0	Central	0
8	South Bayshore	2	South Bayshore	2	Central	0	Mission	0	Mission	0
9	Western Addition	1	Outer Sunset	2	South of Market	0	South of Market	0	South of Market	0
10	Bernal Heights	1	Downtown	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Northeast	0	Buena Vista	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Downtown	0	Central	0	South Central	0	South Central	0	South Central	0
13	Buena Vista	0	Bernal Heights	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Mission	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	South of Market	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		48		52		22		14		0

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

TABLE 19

Planning District Trends, 1968 - 1977

Planning District		Completions Number	Completions %	Demolitions Number	Demolitions %	Net Change
1	Richmond	1653	10.0	486	7.3	1167
2	Marina	1391	8.4	163	2.4	1228
3	Northeast	1900	11.5	387	5.8	1513
4	Downtown	230	1.4	18	0.3	212
5	Western Addition	3450	20.8	3119	46.9	331
6	Buena Vista	294	1.8	181	2.7	113
7	Central	2459	14.8	85	1.3	2374
8	Mission	461	2.8	283	4.3	178
9	South of Market	314	1.9	388	5.8	-74
10	South Bayshore	757	4.6	1161	17.4	-404
11	Bernal Heights	164	1.0	36	0.5	128
12	South Central	820	4.9	105	1.6	715
13	Ingleside	1184	7.1	56	0.8	1128
14	Inner Sunset	978	5.9	101	1.5	877
15	Outer Sunset	533	3.2	88	1.3	445
	Total	16588	100.0	6657	100.0	9931

Source: Changes in the Housing Inventory 1968 - 1977

APPENDIX TABLE A Part 1

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1977

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
103	1	1	0	0	-1	-3	0	0	0	0	0	0	0	0	0	-2
104	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
106	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
109	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
112	0	0	0	0	0	0	0	0	0	0	0	0	1	104	1	104
113	0	0	0	0	-2	-6	0	0	0	0	0	0	0	0	-2	-6
117	0	0	0	0	1	3	0	0	0	0	0	0	1	24	2	27
119	0	0	0	0	0	0	0	0	0	0	0	0	1	283	1	283
121	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
122	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
129	0	0	-1	-2	0	0	2	8	0	0	4	48	0	0	5	54
130	-2	-2	1	2	1	3	0	0	-1	-6	-1	-14	0	0	-2	-17
131	0	0	0	0	0	0	0	0	1	9	0	0	2	126	3	135
132	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
133	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
134	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
152	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
153	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
154	-1	-1	0	0	0	0	0	0	1	6	3	52	0	0	3	57
155	0	0	0	0	0	0	-1	-4	-1	-5	0	0	0	0	-2	-9
156	0	0	3	6	0	0	1	4	0	0	1	12	0	0	5	22
158	0	0	0	0	0	0	-1	-4	0	0	0	0	2	84	1	80
160	0	0	0	0	0	0	0	0	0	0	0	0	1	45	1	45
161	0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20
162	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
170	0	0	1	2	0	0	0	0	1	7	0	0	0	0	2	9
171	0	0	0	0	0	0	1	4	1	8	0	0	0	0	2	12
177	0	0	-1	-2	-1	-3	0	0	-1	-5	0	0	0	0	-3	-10
179	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
180	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
202	0	0	0	0	0	0	1	4	1	8	0	0	0	0	2	12
204	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
206	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
210	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
212	2	2	3	6	0	0	1	4	0	0	0	0	0	0	6	12
213	0	0	0	0	3	9	0	0	0	0	0	0	0	0	3	9
214	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
215	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
216	3	3	0	0	3	9	0	0	0	0	0	0	0	0	6	12
217	12	12	0	0	0	0	0	0	3	26	0	0	0	0	15	38
218	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
227	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
228	0	0	3	6	1	3	0	0	1	8	0	0	0	0	5	17
229	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
230	1	1	-1	-2	0	0	0	0	0	0	0	0	0	0	0	-1
231	4	4	1	2	0	0	0	0	5	34	4	62	1	24	15	126
232	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
233	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
234	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
251	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
252	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
253	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
254	7	7	4	8	0	0	0	0	0	0	0	0	0	0	11	15
255	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
256	9	9	1	2	1	3	0	0	0	0	1	12	0	0	12	26
257	9	9	-1	-2	0	0	0	0	0	0	0	0	0	0	8	7
258	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
259	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
260	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
261	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
262	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
263	59	59	1	2	1	3	1	4	1	6	0	0	0	0	63	71
264	15	15	0	0	0	0	1	4	0	0	0	0	0	0	16	19
301	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
302	-1	-1	1	2	1	3	0	0	1	6	0	0	0	0	2	10
304	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
307	16	16	8	16	0	0	0	0	0	0	0	0	0	0	24	32
308	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
309	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
310	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	3	3	2	4	2	6	0	0	0	0	0	0	0	0	7	13

APPENDIX TABLE A Part 2

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1977

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
312	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
313	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
314	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
326	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
329	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
331	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
351	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
352	-3	-3	1	2	0	0	0	0	0	0	0	0	0	0	-2	-1
353	-1	-1	0	0	0	0	1	4	0	0	0	0	0	0	0	3
354	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
401	-4	-4	0	0	4	12	1	4	0	0	0	0	0	0	1	12
402	-3	-3	0	0	2	6	0	0	-1	-6	1	13	0	0	-1	10
426	-2	-2	4	8	4	12	0	0	0	0	0	0	0	0	6	18
427	-3	-3	2	4	3	9	0	0	0	0	0	0	0	0	2	10
428	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
451	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
452	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
476	-1	-1	2	4	0	0	0	0	0	0	0	0	0	0	1	3
477	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
478	-1	-1	3	6	1	3	0	0	0	0	0	0	0	0	3	8
479	-3	-3	1	2	1	3	0	0	0	0	0	0	0	0	-1	2
605	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
607	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
City Total	191	191	57	114	29	87	10	40	19	143	14	195	10	710	330	1480

APPENDIX TABLE B Part 1

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1977

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
103	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
104	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
106	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
109	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
112	0	0	0	0	0	0	0	0	0	0	0	0	1	104	1	104
117	0	0	0	0	1	3	0	0	0	0	0	0	1	24	2	27
119	0	0	0	0	0	0	0	0	0	0	0	0	1	283	1	283
121	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
122	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
129	0	0	0	0	0	0	2	8	0	0	4	48	0	0	6	56
130	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
131	0	0	0	0	0	0	0	0	1	9	0	0	2	126	3	135
132	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
133	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
134	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
152	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
153	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
154	0	0	0	0	0	0	0	0	1	6	3	52	0	0	4	58
156	0	0	3	6	0	0	1	4	0	0	1	12	0	0	5	22
158	0	0	0	0	0	0	0	0	0	0	0	0	2	84	2	84
160	0	0	0	0	0	0	0	0	0	0	0	0	1	45	1	45
161	0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20
170	0	0	1	2	0	0	0	0	1	7	0	0	0	0	2	9
171	0	0	0	0	0	0	1	4	1	8	0	0	0	0	2	12
202	0	0	0	0	0	0	1	4	1	8	0	0	0	0	2	12
204	1	1	0	0	0	0	0	0	1	9	0	0	0	0	2	10
206	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
210	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
212	2	2	3	6	0	0	1	4	0	0	0	0	0	0	6	12
213	0	0	0	0	3	9	0	0	0	0	0	0	0	0	3	9
214	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
215	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
216	3	3	0	0	3	9	0	0	0	0	0	0	0	0	6	12
217	12	12	0	0	0	0	0	0	3	26	0	0	0	0	15	38
218	6	6	1	2	0	0	0	0	0	0	0	0	0	0	7	8
227	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
228	0	0	3	6	1	3	0	0	1	8	0	0	0	0	5	17
229	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
230	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
231	4	4	1	2	0	0	0	0	5	34	4	62	1	24	15	126
233	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
234	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
251	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
252	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
253	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
254	7	7	4	8	0	0	0	0	0	0	0	0	0	0	11	15
255	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
256	9	9	1	2	1	3	0	0	0	0	1	12	0	0	12	26
257	10	10	1	2	0	0	0	0	0	0	0	0	0	0	11	12
258	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
259	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
260	3	3	0	0	1	3	0	0	0	0	0	0	0	0	4	6
261	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
262	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
263	59	59	1	2	1	3	1	4	1	6	0	0	0	0	63	74
264	15	15	0	0	0	0	1	4	0	0	0	0	0	0	16	19
301	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
302	0	0	1	2	1	3	0	0	1	6	0	0	0	0	3	11
303	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
304	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
307	16	16	8	16	0	0	0	0	0	0	0	0	0	0	24	32
308	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
309	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
310	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	6	6	2	4	2	6	0	0	0	0	0	0	0	0	10	16
312	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
313	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
314	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
328	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
329	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
331	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE B Part 2

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1977

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
351	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
352	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
353	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
354	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
401	0	0	0	0	5	15	1	4	0	0	0	0	0	0	6	19
402	0	0	0	0	2	6	0	0	0	0	1	13	0	0	3	19
426	0	0	4	8	4	12	0	0	0	0	0	0	0	0	8	20
427	0	0	2	4	3	9	0	0	0	0	0	0	0	0	5	13
428	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
452	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
476	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
477	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
478	0	0	3	6	1	3	0	0	0	0	0	0	0	0	4	9
479	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
605	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
607	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
City Total	239	239	67	134	37	111	12	48	23	165	15	209	10	710	403	1616

APPENDIX TABLE C Part 1

Housing Unit Demolition by Census Tract and structure type
San Francisco, 1977

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
103	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
113	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
129	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
130	2	2	0	0	0	0	0	0	1	6	1	14	0	0	4	22
152	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
154	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
155	0	0	0	0	0	0	1	4	1	5	0	0	0	0	2	9
158	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
162	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
177	0	0	1	2	1	3	0	0	1	5	0	0	0	0	3	10
179	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
180	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
204	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
230	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
232	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
253	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
260	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
301	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
303	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
313	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
326	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
328	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
352	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
353	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
401	4	4	0	0	1	3	0	0	0	0	0	0	0	0	5	7
402	3	3	0	0	0	0	0	0	1	6	0	0	0	0	4	9
426	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
427	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
451	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
452	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
476	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
477	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
478	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
479	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
City Total	48	48	10	20	8	24	2	8	4	22	1	14	0	0	73	136

CITY PLANNING COMMISSION

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Ina F. Dearman

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Charles Starbuck III

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Thomas Matoff, Alternate
Public Utilities Commission (Municipal Railway)

DEPARTMENT OF CITY PLANNING

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George A. Williams, Assistant Director, Plans & Programs

This report was written by Eva Liang Levine. Irene Cheng provided clerical assistance. Jean Cody, Frances Lawsing, and Clarence Lee provided assistancce in graphics.

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Changes in the San Francisco Housing Inventory 1978

Department of City Planning
September, 1979

C H A N G E S I N T H E S A N F R A N C I S C O
H O U S I N G I N V E N T O R Y
1 9 7 8

Prepared by the San Francisco Department of City Planning

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INTRODUCTION

The following report covers changes of the city's housing stock in the calendar year of 1978. Such changes are the result of demolition and construction activities during the year. Demolition represents the removal of housing units from the housing inventory, and construction indicates the number of new housing units certified complete by the Bureau of Building Inspection (BBI) of the Department of Public Works. Information for the report is based primarily on the administrative records of BBI. Data from other sources are indicated where applicable.

As the format of this report has been standardized over the years, data contained in this report can be compared directly with those of previous years. However, one addition table (Table 20) has been included in this report for the first time to indicate condominium construction and its percentage share in new multi-unit housing. This additional information is provided for the purpose of monitoring the construction of condominium and rental housing in the city. Table 20 provides data on the following items: (1) total number of condominium units in the city; (2) percentage share of condominiums of all multi-unit structures (2 units or more); (3) distribution of condominiums by planning district; and (4) percentage share of condominiums of new multi-unit structures by planning district.

All of the data on housing inventory changes are presented in 20 major tables and three appendix tables, following a summary analysis of the changes in the report year. The summary analysis covers citywide and district changes only. Data for the census tracts are used to chart changes on the accompanying maps.

SUMMARY ANALYSIS

New Construction

Construction of 318 buildings containing 1,375 new residential units was completed in 1978. This number was the lowest in five years. It represented a decrease of 85 buildings and 241 units from 1977 (Table 3). The distribution of structures indicated changes from the previous year with a marked decrease in medium size structures (5-9 units) from 23.1% in 1977 to 13.5% in 1978, and with large structures (20 or more units) gaining from 43.9% in 1977 to 52.8%.

Single family and small multi-unit structures (2-4 units) continued to comprise one-third of the new housing. Yet the number of single family buildings was the lowest in the last five years.

Large units with two or more bedrooms showed a continual gain in 1978 (Table 4). Almost two-thirds of the units completed in 1978 had two or more bedrooms, reversing the trend, which was terminated in 1975, where large units comprised only one-third of the new housing.

A significant portion (36%) of new housing in 1978 was built by public action (Table 5). All the new housing by public action was either subsidized low rent or market rate housing and was constructed by private developers on land assembled and prepared by the Redevelopment Agency, pursuant to the requirements of approved redevelopment plans. There has not been any new public housing built since 1975. Construction cost per unit was $39,406 for public-sponsored projects, and $35,830 for non-public-sponsored projects. (The higher cost for public projects can be attributed to stringent requirements for quality housing under public sponsorship, particularly subsidized projects under Section 8.) Most of the public-sponsored projects were located in the Western Addition and Hunter's Point redevelopment areas.

In response to the anticipated increase in condominium construction in the future, the construction of condominiums has been monitored and incorporated in this annual report for the first time. Table 20 contains special data on condominiums relative to multi-unit structures and their distribution in the city. In 1978, a total of three structures and 28 units were constructed as condominiums, representing 2% of the total number of new units in structures with two or more units. The Western Addition, Central and Mission districts each had one of the new condominium buildings. Condominiums in the Mission district made up 26% of the 47 new units, whereas only 3% and 16% of the new units in the Western Addition and Central districts respectively were condominiums. Condominium development thus comprised only a small portion of the new housing in 1978.

The South Bayshore district which contains the Hunter's Point redevelopment project had the highest number of new units (305) in 1978, almost all of which (301) were located in structures with 20 or more units (Table 14). Western Addition and Northeast districts, which had the second and the third highest number of new housing units, also had the bulk of the units in large structures of 20 units or more. As in previous years, Richmond and South Central districts had a relatively substantial gain of new units of more than 100 units each. While the rest of the districts suffered either a decrease in new construction or hardly any changes, the South of Market and Inner Sunset districts were notably different in having an increase in housing construction from the previous year.

With the exception of the new construction in the South Bayshore district, and a few medium size structures in the southern and western part of the city, most of the large and medium-size structures were located in the northeastern part of the city (Table 15). Single family and small multi-unit structures were mostly found in the Richmond district and districts which cluster around the Cental Hills area.

As in 1977, new units in 1978 in all the districts were mostly large in size with two or more bedrooms, except for those in the Northeast, Marina and Western Addition areas, continuing the trend that small units tend to concentrate in the northeastern part of the city (Table 16).

Demolition

The 174 units demolished in 1978 were the second lowest number of units removed from the housing stock since 1967. (Table 10) Public action accounted for 34.5% of the total demolition. As the units demolished by public action were all in structures with 5 units, the majority of the units demolished by private action were by and large located in small buildings with three units or less (Table 8). None of the demolished buildings were large with 20 or more units.

Though public action contributed one-third of the demolition in 1978 (60 units), it was a tremendous drop from previous years (except 1977) which averaged over 60% and 400 units. This drop was also reflected in the demolition of residential hotels. While public action was responsible for all or the majority of hotel rooms demolished in previous years, none of the 146 hotel rooms torn down in 1978 was the work of the public sector (Table 11).

Most of the demolition took place in the South Bayshore, Western Addition and Richmond districts (Table 17). South Bayshore had 70 of the units, 60 of which were public housing units removed by the city in the Hunter's Point area. Western Addition, a redevelopment area, and Richmond each had 47 and 25 units respectively. The remaining districts shared a total of

32 units, ranging from 1 unit in the South of Market area to 8 units in the South Central district. Marina and Downtown were the only districts with no demolition reported in 1978.

Given the emphasis on housing rehabilitation rather than redevelopment, high construction costs and concern for historic and architectural preservation in recent years, it can be expected that demolition activities will be kept to a minimum in the future. If the trend of the past two years continues, most of the demolition would take place in small rather than large buildings, and public action would account for the minority of the units removed from the housing stock.

Net Change

There was a net gain of 1,201 units citywide, most of which (726 units, 60%) were found in large buildings (Table 1). However, the overall distribution of the housing stock remained unchanged, with approximately one-third of the units in single family structures, one-third in structures with 2-9 units, and one-third in structures with 10 or more units (Table 2).

The districts of South Bayshore, Northeast, and Western Addition had the highest net gain in 1978 (Table 12). These same districts also had the highest gain in units in large structures (Table 13). Except for the Downtown district where no housing construction nor demolition took place, the remaining districts all had moderate gains that ranged from 95 units in South Central to 3 units in Buena Vista during the year.

There was also a net gain of units in all structure types (Table 13). Except for the Richmond district, which lost 17 more single family structures than it replaced, and the South Bayshore district which had a net loss of 60 units from buildings with 5-9 units, there was no other significant loss of units from any type of structure anywhere.

Despite an overall net gain for all the districts in 1978, South of Market and South Bayshore still had a net loss of units during the cumulative period 1968-1978 (Table 19). Of the remaining districts, Central, Northeast, Marina, Richmond and Ingleside claimed the greatest increase in housing units with high new construction and low demolition. The average gain of housing in these districts was 100-200 units annually. There was moderate growth in the Western Addition, South Central, Inner Sunset and Outer Sunset districts,with 50-100 net gain per year. Downtown, Buena Vista, Mission and Bernal Height areas had the lowest average net gain of 20 units or less per year over the 11-year period.

Housing units authorized for construction in San Francisco in 1978 increased by 509 units over the previous year (Table 7). Most of the units (89%) were marked for multi-unit structures. This increase came about as housing units authorized for construction in the Bay Area declined by 7,951 from the previous year. While San Francisco still has a lower share of prospective housing units than most of the Bay Area counties, its share has gone up from 3% in 1977 to 5% in 1978.

TABLE 1

Net Change in Housing Structures and Units, 1978

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	107	107
Two Family	99	198
Three Family	23	69
Four Family	5	20
5-9 Family	0	25
10-19 Family	5	56
20 or More	9	726
Total	248	1201

TABLE 2

San Francisco Housing Stock, December 1978

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	103687	32.4
Two Family	40476	12.7
3 to 4 Family	32457	10.1
5 to 9 Family	34198	10.7
10 or More	109113	34.1
Total	319931	100.0

TABLE 3

Housing Units Certified Complete, 1978
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	150	47.2	150	10.9
Two Family	108	34.0	216	15.7
Three Family	26	8.2	78	5.7
Four Family	5	1.6	20	1.5
5-9 Family	12	3.8	85	6.2
10-19 Family	8	2.5	100	7.3
20 or More	9	2.8	726	52.8
Total	318	100.0	1375	100.0

TABLE 4

Housing Units Certified Complete, 1978
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	141	10.3
One Bedroom	359	26.1
Two Bedrooms	424	30.8
Three or More Bedrooms	446	32.4
Bedrooms not Known	5	0.4
Total	1375	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1978

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Action	881	64	31566164	62
Public Action	494	36	19466400	38
Redevelopment Areas	494	36	19466400	38
Western Addition A-2	190	14	7270900	14
Yerba Buena Center	0	0	0	0
Diamond Heights	3	0	300000	1
Hunters Point	301	22	11895500	23
Public Housing	0	0	0	0
City Total	1375	100	51032564	100

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized by building permits, 1978

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	4054	2465	6519	328664.0	62.2
Contra Costa	4993	1415	6408	259217.0	77.9
Marin	1154	797	1951	107267.0	59.1
Napa	637	321	958	48083.0	66.5
San Francisco	227	1818	2045	104605.0	11.1
San Mateo	1185	1473	2658	158224.0	44.6
Santa Clara	6999	3021	10020	440900.0	69.9
Solano	3483	838	4321	187144.0	80.6
Sonoma	2456	948	3404	136577.0	72.2
Total	25188	13096	38284	1770681.0	65.8

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1973 - 1978

	1978	1977	1976	1975	1974	1973
Total Bay Area	38284	46235	37665	25948	26116	48594
Total Bay Area Minus San Francisco	36239	44699	36041	24806	24730	44444
Total San Francisco	2045	1536	1622	1142	1386	4150
Multi Family Bay Area minus San Francisco	11278	11662	8219	5865	7664	19791
Multi Family San Francisco	1818	1167	1310	866	1163	3865
Single Family Bay Area minus San Francisco	24961	33037	27822	18941	17066	24650
Single Family San Francisco	227	369	312	276	223	285

Source: 'Construction Reports', 1973 - 1978
San Francisco Bay Area, Dept. of Commerce, Real Estate Research Council of Northern Calif. & Security Pacific Bank

TABLE 8

Housing Unit Demolitions, 1978
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	43	61.4	43	24.7
Two Family	9	12.9	18	10.3
Three Family	3	4.3	9	5.2
Four Family	0	0.0	0	0.0
5-9 Family	12	17.1	60	34.5
10-19 Family	3	4.3	44	25.3
20 or More	0	0.0	0	0.0
Total	70	100.0	174	100.0

TABLE 9

Demolition by Public Action, 1978
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	0	0.0	0	0.0
Two Family	0	0.0	0	0.0
Three Family	0	0.0	0	0.0
Four Family	0	0.0	0	0.0
5-9 Family	12	100.0	60	100.0
10-19 Family	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	12	100.0	60	100.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1967 - 1978

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as PerCent of Total
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	205	39.2
Total	7360	4406	59.9

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1978

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	0	0	0	0	0	0	0	0	0
26-50	0	0	0	1	46	0	1	46	0
51-75	0	0	0	0	0	0	0	0	0
76-100	0	0	0	1	100	0	1	100	0
100+	0	0	0	0	0	0	0	0	0
Total	0	0	0	2	146	0	2	146	0

PLANNING DISTRICTS – 1970 CENSUS TRACTS

PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

NET CHANGE IN NUMBER OF HOUSING UNITS · 1978

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 6 to Minus 29	2
Minus 1 to Minus 5	10
0	62
Plus 1 to Plus 5	34
Plus 6 to Plus 25	30
Plus 26 to Plus 125	9
Plus 126 to Plus 25	1

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1978

Rank	District Number	and Name	Number of Units
1	10	South Bayshore	235
2	3	Northeast	217
3	5	Western Addition	197
4	12	South Central	95
5	1	Richmond	92
6	14	Inner Sunset	80
7	7	Central	58
8	13	Ingleside	51
9	8	Mission	44
10	2	Marina	35
11	9	South of Market	35
12	11	Bernal Heights	33
13	15	Outer Sunset	20
14	6	Buena Vista	3
15	4	Downtown	0
Total			1201

TABLE 13

Net Change of Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1978

Rank	Structure Type									
	Single family		2 to 4 Family		5 to 9 Family		10 to 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	53	Richmond	69	South Central	20	Inner Sunset	18	South Bayshore	301
2	Inner Sunset	26	South of Market	36	Outer Sunset	17	Mission	12	Northeast	198
3	Ingleside	23	Inner Sunset	36	Western Addition	13	Central	11	Western Addition	175
4	Bernal Heights	19	Central	32	Richmond	12	Northeast	10	Richmond	28
5	Central	7	Mission	32	Northeast	9	South Central	10	Marina	24
6	Marina	0	Ingleside	28	Central	8	Richmond	0	Downtown	0
7	Downtown	0	Western Addition	14	Marina	6	Marina	0	Buena Vista	0
8	Western Addition	0	Bernal Heights	14	Downtown	0	Downtown	0	Central	0
9	Buena Vista	0	South Central	12	Buena Vista	0	Buena Vista	0	Mission	0
10	Mission	0	Outer Sunset	9	Mission	0	South of Market	0	South of Market	0
11	Outer Sunset	0	Marina	5	South of Market	0	South Bayshore	0	Bernal Heights	0
12	Northeast	-1	Buena Vista	3	Bernal Heights	0	Bernal Heights	0	South Central	0
13	South of Market	-1	Northeast	1	Ingleside	0	Ingleside	0	Ingleside	0
14	South Bayshore	-2	Downtown	0	Inner Sunset	0	Outer Sunset	0	Inner Sunset	0
15	Richmond	-17	South Bayshore	-4	South Bayshore	-60	Western Addition	-5	Outer Sunset	0
Totals		107		287		25		56		726

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1978

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	70
1 to 4	30
5 to 9	21
10 to 24	17
25 to 99	7
100 to 301	3

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1978

Rank	District Number and Name		Number of Units	Percent
1	10	South Bayshore	305	22.2
2	5	Western Addition	244	17.7
3	3	Northeast	220	16.0
4	1	Richmond	117	8.5
5	12	South Central	103	7.5
6	14	Inner Sunset	85	6.2
7	7	Central	60	4.4
8	13	Ingleside	53	3.9
9	8	Mission	47	3.4
10	9	South of Market	36	2.6
11	11	Bernal Heights	36	2.6
12	2	Marina	35	2.5
13	15	Outer Sunset	28	2.0
14	6	Buena Vista	6	0.4
15	4	Downtown	0	0.0
Total			1375	

Table 15

Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1978

Rank	Structure Type									
	Single family		2 TO 4 Family		5 TO 9 Family		10 TO 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	59	Richmond	76	South Central	20	Western Addition	39	South Bayshors	301
2	Inner Sunset	31	South of Market	36	Outer Sunsst	17	Inner Sunsst	18	Northeast	198
3	Ingleside	25	Inner Sunset	36	Western Addition	13	Mission	12	Westsrn Addition	175
4	Bernal Heights	20	Mission	35	Richmond	12	Central	11	Richmond	28
5	Central	9	Central	32	Northeast	9	Northsast	10	Marina	24
6	South Bayshore	2	Ingleside	28	Central	8	South Central	10	Downtown	0
7	Outer Sunset	2	Western Addition	17	Marina	6	Richmond	0	Buena Vista	0
8	Richmond	1	Bernal Heights	16	Downtown	0	Marina	0	Central	0
9	Buena Vista	1	South Central	14	Buena Vista	0	Downtown	0	Mission	0
10	Marina	0	Outer Sunset	9	Mission	0	Buena Vista	0	South of Market	0
11	Northeast	0	Marina	5	South of Market	0	South of Market	0	Bernal Heights	0
12	Downtown	0	Buena Vista	5	South Bayshore	0	South Bayshore	0	South Central	0
13	Western Addition	0	Northeast	3	Bernal Heights	0	Bernal Heights	0	Ingleside	0
14	Mission	0	South Bayshore	2	Ingleside	0	Ingleside	0	Inner Sunset	0
15	South of Market	0	Downtown	0	Innsr Sunsst	0	Outsr Sunset	0	Outer Sunset	0
Totals		150		314		85		100		726

Source: San Francisco Department of City Planning from Bursau of Building Inspsction records

TABLE 16

Housing Units Completed
Districts in Rank Order of Units by Unit Type
San Francisco, 1978

Rank	Unit Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Northeast	117	Western Addition	125	South Bayshore	154	South Bayshore	89	Northeast	3
2	Marina	12	Northeast	65	Western Addition	77	South Central	68	Central	2
3	Western Addition	8	South Bayshore	62	Richmond	36	Inner Sunset	56	Richmond	0
4	South Central	2	Richmond	31	Northeast	29	Richmond	49	Marina	0
5	Richmond	1	Inner Sunset	16	Mission	26	Ingleside	35	Downtown	0
6	Outer Sunset	1	South Central	14	South Central	19	Western Addition	34	Western Addition	0
7	Downtown	0	Marina	12	Central	18	Central	30	Buena Vista	0
8	Buena Vista	0	Central	10	South of Market	17	Bernal Heights	26	Mission	0
9	Central	0	Outer Sunset	10	Inner Sunset	13	Mission	20	South of Market	0
10	Mission	0	Ingleside	6	Ingleside	12	South of Market	17	South Bayshore	0
11	South of Market	0	Bernal Heights	4	Marina	8	Outer Sunset	10	Bernal Heights	0
12	South Bayshore	0	South of Market	2	Outer Sunset	7	Northeast	6	South Central	0
13	Bernal Heights	0	Buena Vista	1	Bernal Heights	6	Marina	3	Ingleside	0
14	Ingleside	0	Mission	1	Buena Vista	2	Buena Vista	3	Inner Sunset	0
15	Inner Sunset	0	Downtown	0	Downtown	0	Downtown	0	Outer Sunset	0
Totals		141		359		424		446		5

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

HOUSING UNIT DEMOLITION · 1978

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	110
1 to 4	33
5 to 9	2
10 to 19	1
20 to 62	2

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1978

Rank	District Number and Name		Number of Units	Percent
1	10	South Bayshore	70	40.2
2	5	Western Addition	47	27.0
3	1	Richmond	25	14.4
4	12	South Central	8	4.6
5	14	Inner Sunset	5	2.9
6	3	Northeast	3	1.7
7	6	Buena Vista	3	1.7
8	8	Mission	3	1.7
9	11	Bernal Heights	3	1.7
10	7	Central	2	1.1
11	13	Ingleside	2	1.1
12	15	Outer Sunset	2	1.1
13	9	South of Market	1	0.6
14	2	Marina	0	0.0
15	4	Downtown	0	0.0
Total			174	

TABLE 18

Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1978

Rank	Structure Type									
	Single Family		2 to 4 Family		5 TO 9 Family		10 to 19 Family		20 or More Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	18	Richmond	7	South Bayshore	60	Western Addition	44	Richmond	0
2	South Central	6	South Bayshore	6	Richmond	0	Richmond	0	Marina	0
3	Inner Sunset	5	Western Addition	3	Marina	0	Marina	0	Northeast	0
4	South Bayshore	4	Mission	3	Northeast	0	Northeast	0	Downtown	0
5	Central	2	Northeast	2	Downtown	0	Downtown	0	Western Addition	0
6	Ingleside	2	Buena Vista	2	Western Addition	0	Buena Vista	0	Buena Vista	0
7	Outer Sunset	2	Bernal Heights	2	Buena Vista	0	Central	0	Central	0
8	Northeast	1	South Central	2	Central	0	Mission	0	Mission	0
9	Buena Vista	1	Marina	0	Mission	0	South of Market	0	South of Market	0
10	South of Market	1	Downtown	0	South of Market	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	1	Central	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Marina	0	South of Market	0	South Central	0	South Central	0	South Central	0
13	Downtown	0	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Western Addition	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Mission	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		43		27		60		44		0

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

TABLE 19

Planning District Trends, 1968 - 1978

Planning District		Completions Number	%	Demolitions Number	%	Net Change
1	Richmond	1770	9.9	511	7.5	1259
2	Marina	1426	7.9	163	2.4	1263
3	Northeast	2120	11.8	390	5.7	1730
4	Downtown	230	1.3	18	0.3	212
5	Western Addition	3694	20.6	3166	46.3	528
6	Buena Vista	300	1.7	184	2.7	116
7	Central	2519	14.0	87	1.3	2432
8	Mission	508	2.8	286	4.2	222
9	South of Market	350	1.9	389	5.7	-39
10	South Bayshore	1062	5.9	1231	18.0	-169
11	Bernal Heights	200	1.1	39	0.6	161
12	South Central	923	5.1	113	1.7	810
13	Ingleside	1237	6.9	58	0.8	1179
14	Inner Sunset	1063	5.9	106	1.6	957
15	Outer Sunset	561	3.1	90	1.3	471
	Total	17963	100.0	6831	100.0	11132

Source: Changes in the Housing Inventory 1968 - 1978

Table 20

Condominium Construction By District, 1978

District	No. Structures	No. Units	No. Units in Structures with 2 or more units	Percent Condominium
1. Richmond	0	0	116	0
2. Marina	0	0	35	0
3. Northeast	0	0	220	0
4. Downtown	0	0	0	0
5. Western Addition	1	8	244	3%
6. Buena Vista	0	0	5	0
7. Central	1	8	51	16%
8. Mission	1	12	47	26%
9. South of Market	0	0	36	0
10. South Bayshore	0	0	303	0
11. Bernal Heights	0	0	16	0
12. South Central	0	0	44	0
13. Ingleside	0	0	28	0
14. Inner Sunset	0	0	54	0
15. Outer Sunset	0	0	26	0
Total	3	28	1225	2%

APPENDIX TABLE A Part 1

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1978

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
102	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
104	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
105	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
110	0	0	0	0	0	0	0	0	0	0	0	0	1	81	1	81
111	0	0	0	0	0	0	0	0	0	0	0	0	1	117	1	117
112	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
126	0	0	0	0	0	0	0	0	0	0	0	0	1	24	1	24
127	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
133	1	1	0	0	-1	-3	0	0	0	0	0	0	0	0	0	-2
151	0	0	0	0	0	0	0	0	0	0	1	12	2	103	3	115
152	0	0	1	2	-1	-3	0	0	0	0	1	15	0	0	1	14
153	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
154	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28
155	0	0	0	0	0	0	0	0	0	0	0	0	1	72	1	72
156	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
157	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
158	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
160	0	0	0	0	0	0	0	0	0	0	-2	-29	0	0	-2	-29
162	0	0	2	4	0	0	0	0	0	0	-1	-15	0	0	1	-11
163	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
164	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
165	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
168	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
169	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
170	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
177	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
204	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
206	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
207	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
208	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
209	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
210	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
211	2	2	0	0	0	0	0	0	0	0	1	11	0	0	3	13
212	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
213	-1	-1	13	26	0	0	0	0	1	8	0	0	0	0	13	33
217	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
227	-1	-1	18	36	0	0	0	0	0	0	0	0	0	0	17	35
228	0	0	3	6	1	3	0	0	0	0	0	0	0	0	4	9
229	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
230	-1	-1	-1	-2	0	0	0	0	0	0	0	0	0	0	-2	-3
231	0	0	-1	-2	0	0	0	0	-12	-60	0	0	2	301	-11	239
234	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
251	12	12	1	2	0	0	0	0	0	0	0	0	0	0	13	14
252	2	2	3	6	0	0	0	0	0	0	0	0	0	0	5	8
253	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
254	5	5	2	4	0	0	0	0	0	0	0	0	0	0	7	9
255	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	9	9	4	8	0	0	0	0	2	14	0	0	0	0	15	31
258	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
259	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
260	7	7	-1	-2	0	0	0	0	0	0	0	0	0	0	6	5
262	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
263	6	6	1	2	0	0	0	0	0	0	1	10	0	0	8	18
264	16	16	0	0	0	0	0	0	1	6	0	0	0	0	17	22
301	12	12	10	20	0	0	0	0	0	0	1	18	0	0	23	50
302	-3	-3	4	8	0	0	0	0	0	0	0	0	0	0	1	5
303	5	5	4	8	0	0	0	0	0	0	0	0	0	0	9	13
304	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	5	5	4	8	0	0	0	0	0	0	0	0	0	0	9	13
308	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
309	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	2	2	1	2	6	18	0	0	0	0	0	0	0	0	9	22
312	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
313	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
314	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
328	0	0	0	0	0	0	0	0	2	17	0	0	0	0	2	17
330	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE A Part 2

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1978

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
351	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
352	-1	-1	3	6	0	0	0	0	0	0	0	0	0	0	2	5
401	-1	-1	-2	-4	4	12	2	8	0	0	0	0	0	0	3	15
402	-3	-3	0	0	2	6	0	0	1	7	0	0	0	0	0	10
426	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
427	-4	-4	1	2	0	0	0	0	1	5	0	0	0	0	-2	3
451	-1	-1	2	4	0	0	0	0	0	0	0	0	0	0	1	3
452	-1	-1	3	6	0	0	1	4	0	0	0	0	0	0	3	9
476	-1	-1	3	6	0	0	0	0	0	0	0	0	0	0	2	5
477	-1	-1	1	2	2	6	0	0	0	0	0	0	0	0	2	7
478	-1	-1	1	2	0	0	1	4	0	0	0	0	0	0	1	5
479	-3	-3	7	14	0	0	0	0	0	0	0	0	0	0	4	11
609	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
610	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
City Total	107	107	99	198	23	69	5	20	0	25	5	56	9	726	248	1201

APPENDIX TABLE B Part 1

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1978

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
104	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
110	0	0	0	0	0	0	0	0	0	0	0	0	1	81	1	81
111	0	0	0	0	0	0	0	0	0	0	0	0	1	117	1	117
112	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
126	0	0	0	0	0	0	0	0	0	0	0	0	1	24	1	24
127	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
133	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
151	0	0	0	0	0	0	0	0	0	0	1	12	2	103	3	115
152	0	0	1	2	0	0	0	0	0	0	1	15	0	0	2	17
153	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
154	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28
155	0	0	0	0	0	0	0	0	0	0	0	0	1	72	1	72
157	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
158	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
162	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
163	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
164	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
165	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
169	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
170	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
171	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
204	2	2	2	4	0	0	0	0	0	0	0	0	0	0	4	6
206	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
207	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
208	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
209	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
210	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
211	2	2	0	0	0	0	0	0	0	0	1	11	0	0	3	13
212	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
213	0	0	13	26	0	0	0	0	1	8	0	0	0	0	14	34
217	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
227	0	0	18	36	0	0	0	0	0	0	0	0	0	0	18	36
228	0	0	3	6	1	3	0	0	0	0	0	0	0	0	4	9
229	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
230	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
231	0	0	0	0	0	0	0	0	0	0	0	0	2	301	2	301
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251	12	12	1	2	0	0	0	0	0	0	0	0	0	0	13	14
252	2	2	4	8	0	0	0	0	0	0	0	0	0	0	6	10
253	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
254	5	5	2	4	0	0	0	0	0	0	0	0	0	0	7	9
255	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
256	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
257	10	10	4	8	0	0	0	0	2	14	0	0	0	0	16	32
258	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
259	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
260	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
262	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
263	7	7	1	2	0	0	0	0	0	0	1	10	0	0	9	19
264	17	17	0	0	0	0	0	0	1	6	0	0	0	0	18	23
301	12	12	10	20	0	0	0	0	0	0	1	18	0	0	23	50
302	0	0	4	8	0	0	0	0	0	0	0	0	0	0	4	8
303	7	7	4	8	0	0	0	0	0	0	0	0	0	0	11	15
304	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	5	5	4	8	0	0	0	0	0	0	0	0	0	0	9	13
308	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
309	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	2	2	1	2	6	18	0	0	0	0	0	0	0	0	9	22
312	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
313	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
314	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
328	0	0	0	0	0	0	0	0	2	17	0	0	0	0	2	17
330	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
351	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
352	1	1	3	6	0	0	0	0	0	0	0	0	0	0	4	7
401	0	0	0	0	4	12	2	8	0	0	0	0	0	0	6	20
402	0	0	0	0	2	6	0	0	1	7	0	0	0	0	3	13
427	0	0	1	2	0	0	0	0	1	5	0	0	0	0	2	7

APPENDIX TABLE B Part 2

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1978

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
451	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
452	0	0	3	6	0	0	1	4	0	0	0	0	0	0	4	10
476	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
477	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
478	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
479	0	0	7	14	0	0	0	0	0	0	0	0	0	0	7	14
610	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
City Total	150	150	108	216	26	78	5	20	12	85	8	100	9	726	318	1375

APPENDIX TABLE C Part 1

Housing Unit Demolition by Census Tract and structure type
San Francisco, 1978

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
105	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
152	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
156	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
160	0	0	0	0	0	0	0	0	0	0	2	29	0	0	2	29
162	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
168	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
171	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
177	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
204	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
213	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
230	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
231	0	0	1	2	0	0	0	0	12	60	0	0	0	0	13	62
234	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
252	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
253	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
260	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
263	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
264	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
303	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
313	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
352	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
401	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
402	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
426	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
427	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
451	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
452	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
476	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
477	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
478	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
479	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
609	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
City Total	43	43	9	18	3	9	0	0	12	60	3	44	0	0	70	174

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HOUSING INFORMATION SERIES

Changes in the San Francisco Housing Inventory — 1979

Department of City Planning

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Changes in the San Francisco Housing Inventory ∞ 1979

Department of City Planning

C H A N G E S I N T H E S A N F R A N C I S C O
H O U S I N G I N V E N T O R Y
1 9 7 9

Prepared by the San Francisco Department of City Planning

C O N T E N T S

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CITYWIDE

DISTRICT

APPENDIX

INTRODUCTION

The following report contains data pertaining to changes in the City's housing stock in the year 1979. The report was first issued in 1967, and since then has been produced each year in a standardized format to permit yearly comparisons. The format defines changes in the housing stock as the result of demolition -- removal of housing units from the housing inventory; and, construction -- number of new housing units certified complete by the Bureau of Building Inspection. Data has been obtained primarily from the administrative records of the Bureau of Building Inspection of the Department of Public Works. Data from other sources are indicated where applicable.

There are 20 major tables included in this report and three appendix tables. Nineteen of the major tables have been in this series since 1967. Table 20, condominium construction by District, was permanently added to the series in 1978 in order to monitor condominium construction in San Francisco.

Major findings of the report for 1979 are highlighted in the following analysis. Citywide and district findings on new construction, demolition and net change are presented separately.

Citywide Findings

The year 1979 witnessed the greatest net addition of structures to the housing stock for any one year between 1975-1979. 349 structures, a total of 1,402 housing units, were added to the housing stock in 1979. (Table 1) Like the four preceding years, the majority of additional structures were single family; and, the greatest number of new units were in multi-family structures of three or more (Table 2). In 1979 it should be noted that although multi-family units accounted for 77% of the net additional housing units, multi-family units continued to comprise approximately 55% of San Francisco's housing stock.

Authorized building permits are a leading indicator of allowable construction activity since they are issued prior to actual construction and completion. In 1979, the total number of housing units authorized by building permits in San Francisco was 1833 (Table 6). This figure represents a 10% decline in housing unit permits issued between 1978 and 1979. Although authorized housing activity was depressed in 1979 compared to 1978, the year 1979 still witnessed the issuance of more housing permits than in any single year between 1974-1977. (Table 7)

Consistent with the trends of the preceding nine years was that the majority of building permits for housing units continued to be for multi-family units. In 1979, 87% of the total number of building permits for housing units issued in San Francisco was for multi-family units. (Table 7) In contrast with San Francisco's trend was that, in 1979, most of the permits in the remainder of the Bay Area went to single family units (76%). This finding was consistent with statistics for the past 7 of 9 years, the two exceptional years being 1970 and 1971 when single-family units exceeded multi-family units.

In 1979, 420 structures, a total of 1,516 units, were certified complete (Table 3). Similar to the four preceding years, completions in 1979 reflected a strong emphasis on low density structures - single and two-family. Although the greatest number of structures completed were low density, most of the 1,516 completed housing units were in multi-family dwellings of 3 or more (73%). In contrast to 1978, the greatest number of units completed in 1979 were one-bedroom. Of the 1,516 completed housing units certified, 591 units were one-bedroom (Table 4), reflecting the decrease in household size in recent years.

Data on construction of condominiums were incorporated in the annual housing report for the first time in 1978. Table 20 contains data on condominium construction by district for the year 1979*. In 1979, a total of 29 structures and 278 units were constructed as condominiums, representing 22% of all new units in structures with two or more units (Table 20). This figure indicated a marked increase over 1978 in the proportion of condominium units out of total units in structures with two or more units. The actual number of condominium units increased from 28 in 1978 to 278 constructed in 1979.

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* Data Source: Department of City Planning Administrative files

In 1979, the private market as opposed to public action, dominated the number of completed units at 71%, and the construction cost at 69% (Table 5). This was a marked increase from the previous year in which private action accounted for only 64%, at a cost of 51 million (62% of construction cost).

The estimated construction cost of housing completed by public action in 1979 was approximately 24 million, an increase of over 4.5 million dollars from the previous year. In 1979, activity in redevelopment areas was confined to the Western Addition A-2 (88 units), Diamond Heights (93 units), and particularly to the Yerba Buena Center (259 units). No new public housing was completed.

During the 60's and early 1970's, buildings were frequently torn down and replaced by new construction. However, with the high costs of new construction, and greater emphasis on rehabilitation and historic preservation, demolition has been on the decline. In the years from 1967 to 1979, the least amount of demolition occurred in 1979. (Table 10) Removal of units from the housing stock accounted for 114 units. In 1979, the majority of units demolished were in structures containing less than 3 families - 75% of the demolished units were in single or 2 family structures, comprising 93% of all structures torn down. (Table 8) This represented a departure from the preceding several years. From 1975 through 1978, most of the units demolished were in structures of greater density.

1979 was not only the year in which the least overall demolition of housing occurred, it also witnessed the least removal of housing by public action. In 1979, public action accounted for only 7.9% of the total 114 units removed, (Table 10) indicating once again the City's policy to improve the existing housing stock through rehabilitation, rather than redevelopment.

In 1979, all of the units demolished by public action (9 units) were in structures of 3 family or less (Table 9) From the years 1975-1978, the majority of units removed by public action were in structures of 5-9 and 20-or-more families. The only exception was 1977 when all of the units demolished by public action were in structures with 3 or 4 families.

In general, removal of hotels has decreased over the years 1975-1979. While in 1975, 16 hotels were removed; 6 were removed in each year 1976 and 1977; two hotels were demolished in 1978 as well as two hotels in 1979. In both 1978 and 1979, neither of the structures were removed by public action. In 1979, private action demolished 199 lodging-house rooms contained in 2 hotels. (Table 11)

District Findings

A summary of district trends for the period 1968-1979 reveals that all the districts have been experiencing a net increase in housing units. (Table 19) The only exception to the case was in South Bayshore where demolitions exceeded new housing reflecting the ongoing redevelopment programs there.

Richmond led the City with 1854 completed units; however, the area which actually gained the most units was Central. Four districts made almost equal contributions to the City's net gain in housing stock, and, accounted for almost 1/2 of the total 12,534 net growth. These districts were Northeast (1,796), Marina (1,276), Ingleside (1,263), Inner Sunset (1,116).

Of the 1,402 additional housing units in 1979, the greatest addition of units occurred in structures containing 20 or more units. (Table 13) These units accounted for approximately 50% of the net additions. South of Market and the Western Addition were the two areas in which the greatest addition of the high density units occurred, 37% and 31%, respectively.

Single family units only accounted for 15% or 214 of the net increase of housing units in 1979. South Central and Inner Sunset were the 2 districts with the greatest number of single family units, 88 and 69 respectively.

There were 1,516 housing units certified complete in 1979. (Table 14) None were located in the Downtown district. The Western Addition and South of Market had the greatest percentage of new housing completed, 19.5% and 19.1% respectively. In both the Western Addition and South of Market, the majority of units completed were in high density (20+ unit) structures; 72% of the completed units in Western Addition and 90% of the completed units in South of Market were in these high density structures. (Table 15).

In general, there were few studio units completed in 1979. One bedroom units and 3 bedroom units comprised most of the completed units for that year, 591 and 528, respectively. (Table 16) Both the Western Addition and South of Market contained more completed studios and one bedroom units than any other districts - 85% of the completed units in South of Market were 1 bedroom units; and 57% of the completed housing units in the Western Addition were 1 bedroom units.

In the areas of Inner Sunset, South Central, Buena Vista, Richmond, and Central, 3 bedroom units predominated at 76%, 70%, 64%, 58% and 50.5% of all the completed units within each area, respectively. Worth noting is that although the Inner Sunset only had approximately 11% of all of the completed housing units in 1979, this area had a greatest number of 3 bedroom units (124).

In 1979, condominium construction occurred in 9 of the 15 districts (Table 20) Central, Northeast, Inner Sunset, and the Western Addition accounted for over two-thirds (2/3) of the condominium structures, representing 86% of the total units. Condominiums in the Marina, Northeast, Central, and Buenna Vista made up 85%, 80%, 78%, and 64% of all the new units in their respective districts. Clearly condominium construction is comprising an increasing portion of the newly constructed housing stock and will continue to do so.

Demolitions occurred throughout the city in 1979; however, over one-half were concentrated in the areas of Richmond, South of Market, and the Western Addition. (Table 17) Single family and 2-4 family units accounted for all the demolitions in the Richmond and Western Addition. (Table 18) All of the other districts, with the exception of South of Market, followed a similar pattern. In the South of Market, 83% of the units demolished were high density, 10-19 family units. This area accounted for 100% of the 10-19 family units demolished in 1979.

TABLE 1

Net Change in Housing Structures and Units, 1979

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	214	214
Two Family	55	110
Three Family	25	75
Four Family	16	64
5-9 Family	14	98
10-19 Family	11	143
20 or More	14	698
Total	349	1402

TABLE 2

San Francisco Housing Stock, December 1979

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	103901	32.3
Two Family	40586	12.6
3 to 4 Family	32596	10.1
5 to 9 Family	34296	10.7
10 or More	109954	34.2
Total	321333	100.0

TABLE 3

Housing Units Certified Complete, 1979
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	260	61.9	260	17.2
Two Family	75	17.9	150	9.9
Three Family	28	6.7	84	5.5
Four Family	17	4.0	68	4.5
5-9 Family	14	3.3	98	6.5
10-19 Family	12	2.9	158	10.4
20 or More	14	3.3	698	46.0
Total	420	100.0	1516	100.0

TABLE 4

Housing Units Certified Complete, 1979
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	28	1.8
One Bedroom	591	39.0
Two Bedrooms	368	24.3
Three or More Bedrooms	528	34.8
Bedrooms not Known	0	0.0
Total	1516	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1979

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Action	1076	71	54166080	69
Public Action	440	29	24141000	31
Redevelopment Areas	440	29	24141000	31
Western Addition A-2	88)	6)	3541000)	5)
Yerba Buena Center	259)	17)	11300000)	14)
Diamond Heights	93)	6)	9300000)	12)
Hunters Point	0)	0)	0)	0)
Public Housing	0	0	0	0
City Total	1516	100	78307080	100

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized
by building permits, 1979

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	4129	2214	6343	287571.0	65.1
Contra Costa	5557	775	6332	294455.0	87.8
Marin	518	176	694	51141.0	74.6
Napa	337	35	372	27175.0	90.6
San Francisco	239	1594	1833	136333.0	13.0
San Mateo	1685	882	2567	189001.0	65.6
Santa Clara	6098	1938	8036	446548.0	75.9
Solano	2773	745	3518	179352.0	78.8
Sonoma	3069	999	4068	199469.0	75.4
Total	24405	9358	33763	1811045.0	72.3

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1974 - 1979

	1979	1978	1977	1976	1975	1974
Total Bay Area	33943	38284	46235	37663	25948	26116
Total Bay Area Minus San Francisco	32110	36239	44699	36041	24806	24730
Total San Francisco	1833	2045	1536	1622	1142	1386
Multi Family Bay Area minus San Francisco	7944	11278	11662	8219	5865	7664
Multi Family San Francisco	1594	1818	1167	1310	866	1163
Single Family Bay Area minus San Francisco	24166	24961	33037	27822	18941	17066
Single Family San Francisco	239	227	369	312	276	223

Source: 'Construction Reports', 1974 - 1979
San Francisco Bay Area, Dept. of Commerce, Real Estate Research Council of Northern Calif. & Security Pacific Ban

TABLE 8

Housing Unit Demolitions, 1979
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	46	64.8	46	40.4
Two Family	20	28.2	40	35.1
Three Family	3	4.2	9	7.9
Four Family	1	1.4	4	3.5
5-9 Family	0	0.0	0	0.0
10-19 Family	1	1.4	15	13.2
20 or More	0	0.0	0	0.0
Total	71	100.0	114	100.0

TABLE 9

Demolition by Public Action, 1979
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	3	60.0	3	33.3
Two Family	0	0.0	0	0.0
Three Family	2	40.0	6	66.7
Four Family	0	0.0	0	0.0
5-9 Family	0	0.0	0	0.0
10-19 Family	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	5	100.0	9	100.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1967 - 1979

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as PerCent of Total
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8
Total	7474	4415	59.1

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1979

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	0	0	0	0	0	0	0	0	0
26-50	0	0	0	1	35	0	1	35	0
51-75	0	0	0	0	0	0	0	0	0
76-100	0	0	0	0	0	0	0	0	0
100+	0	0	0	1	164	0	1	164	0
Total	0	0	0	2	199	0	2	199	0

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1979

Rank	District Number and Name		Number of Units
1	5	Western Addition	285
2	9	South of Market	271
3	7	Central	201
4	14	Inner Sunset	159
5	12	South Central	135
6	13	Ingleside	84
7	3	Northeast	66
8	8	Mission	59
9	1	Richmond	53
10	10	South Bayshore	34
11	11	Bernal Heights	22
12	15	Outer Sunset	15
13	2	Marina	13
14	6	Buena Vista	11
15	4	Downtown	-6
Total			1402

PLANNING DISTRICTS – 1970 CENSUS TRACTS

PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS SPECIAL AREAS

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

NET CHANGE IN NUMBER OF HOUSING UNITS · 1979

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 6 to Minus 29	1
Minus 1 to Minus 5	11
0	55
Plus 1 to Plus 5	26
Plus 6 to Plus 25	43
Plus 26 to Plus 125	11
Plus 126 to Plus 259	1

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 13

Net Change of Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1979

Rank	Structure Type									
	Single family		2 to 4 Family		5 to 9 Family		10 to 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	83	Richmond	49	Mission	25	Western Addition	45	South of Market	259
2	Inner Sunset	69	Mission	34	Western Addition	21	Northeast	33	Western Addition	214
3	Central	27	Central	32	Central	18	South Central	28	Central	107
4	Ingleside	21	South of Market	26	Northeast	15	Central	17	Inner Sunset	78
5	Bernal Heights	14	South Bayshore	23	Bernal Heights	7	Outer Sunset	13	Ingleside	40
6	South Bayshore	11	Ingleside	23	Richmond	6	Richmond	11	Richmond	0
7	Northeast	8	South Central	18	South Central	6	Marina	11	Marina	0
8	Buena Vista	3	Inner Sunset	12	Marina	0	Downtown	0	Northeast	0
9	South of Market	1	Northeast	10	Downtown	0	Buena Vista	0	Downtown	0
10	Marina	0	Western Addition	10	Buena Vista	0	Mission	0	Buena Vista	0
11	Downtown	0	Buena Vista	8	South of Market	0	South Bayshore	0	Mission	0
12	Mission	0	Outer Sunset	7	South Bayshore	0	Bernal Heights	0	South Bayshore	0
13	Western Addition	-5	Marina	2	Ingleside	0	Ingleside	0	Bernal Heights	0
14	Outer Sunset	-5	Bernal Heights	1	Inner Sunset	0	Inner Sunset	0	South Central	0
15	Richmond	-13	Downtown	-6	Outer Sunset	0	South of Market	-15	Outer Sunset	0
Totals		214		249		98		143		699

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1979

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	61
1 to 4	26
5 to 9	27
10 to 24	22
25 to 99	10
100 to 261	2

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1979

Rank	District Number	Name	Number of Units	Percent
1	5	Western Addition	296	19.5
2	9	South of Market	289	19.1
3	7	Central	204	13.5
4	14	Inner Sunset	163	10.8
5	12	South Central	140	9.2
6	13	Ingleside	86	5.7
7	1	Richmond	84	5.5
8	3	Northeast	69	4.6
9	8	Mission	63	4.2
10	10	South Bayshore	36	2.4
11	11	Bernal Heights	32	2.1
12	15	Outer Sunset	25	1.6
13	2	Marina	15	1.0
14	6	Buena Vista	14	0.9
15	4	Downtown	0	0.0
Total			1516	

Table 15

Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1979

Rank	Structure Type									
	Single family		2 TO 4 Family		5 TO 9 Family		10 TO 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	86	Richmond	65	Mission	25	Western Addition	45	South of Market	25
2	Inner Sunset	71	Mission	36	Western Addition	21	Northeast	33	Western Addition	214
3	Central	30	Central	32	Central	18	South Central	28	Central	107
4	Ingleside	23	South of Market	28	Northeast	15	Central	17	Inner Sunset	78
5	Bernal Heights	16	South Bayshore	23	Bernal Heights	7	Outer Sunset	13	Ingleside	40
6	South Bayshore	13	Ingleside	23	Richmond	6	Richmond	11	Richmond	[illegible]
7	Northeast	9	South Central	20	South Central	6	Marina	11	Marina	0
8	Buena Vista	3	Western Addition	16	Marina	0	Downtown	0	Northeast	0
9	Richmond	2	Inner Sunset	14	Downtown	0	Buena Vista	0	Downtown	0
10	Marina	2	Northeast	12	Buena Vista	0	Mission	0	Buena Vista	0
11	Mission	2	Buena Vista	11	South of Market	0	South of Market	0	Mission	0
12	South of Market	2	Outer Sunset	11	South Bayshore	0	South Bayshore	0	South Bayshore	0
13	Outer Sunset	1	Bernal Heights	9	Ingleside	0	Bernal Heights	0	Bernal Heights	0
14	Downtown	0	Marina	2	Inner Sunset	0	Ingleside	0	South Central	0
15	Western Addition	0	Downtown	0	Outer Sunset	0	Inner Sunset	0	Outer Sunset	0
Totals		260		302		98		158		[illegible]

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

TABLE 16

Housing Units Completed
Districts in Rank Order of Units by Unit Type
San Francisco, 1979

Rank	Unit Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	15	South of Market	247	Western Addition	84	Inner Sunset	124	Richmond	0
2	Western Addition	11	Western Addition	170	Central	69	Central	103	Marina	0
3	Northeast	1	Ingleside	38	Inner Sunset	39	South Central	98	Northeast	0
4	Mission	1	Central	32	Mission	27	Richmond	49	Downtown	0
5	Richmond	0	Northeast	28	Richmond	25	Ingleside	35	Western Addition	0
6	Marina	0	Mission	23	South Central	23	Western Addition	31	Buena Vista	0
7	Downtown	0	South Central	18	Northeast	21	Northeast	19	Central	0
8	Buena Vista	0	Outer Sunset	13	South of Market	20	South Bayshore	16	Mission	0
9	Central	0	Richmond	10	South Bayshore	20	Bernal Heights	14	South of Market	0
10	South Bayshore	0	Bernal Heights	7	Ingleside	13	Mission	12	South Bayshore	0
11	Bernal Heights	0	Marina	5	Bernal Heights	11	Buena Vista	9	Bernal Heights	0
12	South Central	0	Downtown	0	Marina	7	Outer Sunset	8	South Central	0
13	Ingleside	0	Buena Vista	0	Buena Vista	5	South of Market	7	Ingleside	0
14	Inner Sunset	0	South Bayshore	0	Outer Sunset	4	Marina	3	Inner Sunset	0
15	Outer Sunset	0	Inner Sunset	0	Downtown	0	Downtown	0	Outer Sunset	0
Totals		28		591		368		528		0

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

HOUSING UNIT DEMOLITION · 1979

HOUSING UNITS		NUMBER OF CENSUS TRACTS
	0	104
	1 to 4	38
	5 to 9	5
	10 to 15	1

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1979

Rank	District Number	Name	Number of Units	Percent
1	1	Richmond	31	27.2
2	9	South of Market	18	15.8
3	5	Western Addition	11	9.6
4	11	Bernal Heights	10	8.8
5	15	Outer Sunset	10	8.8
6	4	Downtown	6	5.3
7	12	South Central	5	4.4
8	8	Mission	4	3.5
9	14	Inner Sunset	4	3.5
10	3	Northeast	3	2.6
11	6	Buena Vista	3	2.6
12	7	Central	3	2.6
13	2	Marina	2	1.8
14	10	South Bayshore	2	1.8
15	13	Ingleside	2	1.8
Total			114	

TABLE 18

Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1979

Rank	Structure Type									
	Single Family		2 to 4 Family		5 TO 9 Family		10 to 19 Family		20 or More Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	15	Richmond	16	Richmond	0	South of Market	15	Richmond	0
2	Outer Sunset	6	Bernal Heights	8	Marina	0	Richmond	0	Marina	0
3	Western Addition	5	Downtown	6	Northeast	0	Marina	0	Northeast	0
4	Central	3	Western Addition	6	Downtown	0	Northeast	0	Downtown	0
5	South Central	3	Outer Sunset	4	Western Addition	0	Downtown	0	Wsstern Addition	0
6	Marina	2	Buena Vista	3	Buena Vista	0	Western Addition	0	Buena Vista	0
7	Mission	2	Northeast	2	Central	0	Buena Vista	0	Central	0
8	South Bayshore	2	Mission	2	Mission	0	Central	0	Mission	0
9	Bernal Heights	2	South of Market	2	South of Market	0	Mission	0	South of Market	0
10	Ingleside	2	South Central	2	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Inner Sunset	2	Inner Sunset	2	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Northeast	1	Marina	0	South Central	0	South Central	0	South Central	0
13	South of Market	1	Central	0	Ingleside	0	Inglesids	0	Ingleside	0
14	Downtown	0	South Bayshore	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Buena Vista	0	Ingleside	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		46		53		0		15		0

Source: San Francisco Department of City Planning from Bureau of Building Inspection Rscords

TABLE 19

Planning District Trends, 1968 - 1979

Planning District		Completions Number	%	Demolitions Number	%	Net Change
1	Richmond	1854	9.5	542	7.8	1312
2	Marina	1441	7.4	165	2.4	1276
3	Northeast	2189	11.2	393	5.7	1796
4	Downtown	230	1.2	24	0.3	206
5	Western Addition	3990	20.5	3177	45.7	813
6	Buena Vista	314	1.6	187	2.7	127
7	Central	2723	14.0	90	1.3	2633
8	Mission	571	2.9	290	4.2	281
9	South of Market	639	3.3	407	5.9	232
10	South Bayshore	1098	5.6	1233	17.7	-135
11	Bernal Heights	232	1.2	49	0.7	183
12	South Central	1063	5.5	118	1.7	945
13	Ingleside	1323	6.8	60	0.9	1263
14	Inner Sunset	1226	6.3	110	1.6	1116
15	Outer Sunset	586	3.0	100	1.4	486
	Total	19479	100.0	6945	100.0	12534

Source: Changes in the Housing Inventory 1968 - 1979

Table 20

Condominium Construction By District, 1979

District	Condominiums		No. Units in Structures with 2 or more units	Percent Condominium
	No. Structures	No. Units		
1. Richmond	-	-	82	-
2. Marina	1	11	13	85%
3. Northeast	5	48	60	80%
4. Downtown	-	-	0	-
5. Western Addition	4	45	296	15%
6. Buena Vista	2	7	11	64%
7. Central	6	135	174	78%
8. Mission	3	12	61	20%
9. South of Market	2	4	287	1%
10. South Bayshore	-	-	23	-
11. Bernal Heights	-	-	16	-
12. South Central	1	6	54	11%
13. Ingleside	-	-	63	-
14. Inner Sunset	5	10	92	11%
15. Outer Sunset	-	-	24	-
Total	29	278	1,256	22%

APPENDIX TABLE A Part 1

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1979

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	0	0	0	0	3	33	0	0	3	33
102	0	0	1	2	1	3	1	4	0	0	0	0	0	0	3	9
103	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
106	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
107	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
110	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
111	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
113	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
117	0	0	0	0	0	0	-1	-4	0	0	0	0	0	0	-1	-4
128	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
129	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
132	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
134	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
151	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
152	-2	-2	0	0	-2	-6	0	0	0	0	1	15	2	68	-1	75
153	0	0	0	0	0	0	0	0	2	12	0	0	0	0	2	12
155	-1	-1	0	0	0	0	1	4	0	0	0	0	1	74	1	77
156	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
157	-1	-1	0	0	1	3	1	4	0	0	0	0	0	0	1	6
158	-1	-1	0	0	0	0	0	0	0	0	1	18	0	0	0	17
160	0	0	0	0	0	0	0	0	0	0	0	0	3	72	3	72
162	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
165	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
166	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
167	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
168	1	1	0	0	-1	-3	0	0	0	0	0	0	0	0	0	-2
170	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
176	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
178	0	0	0	0	0	0	0	0	0	0	0	0	2	259	2	259
179	0	0	0	0	0	0	0	0	0	0	-1	-15	0	0	-1	-15
201	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
204	3	3	1	2	0	0	1	4	1	5	0	0	1	26	7	40
206	1	1	0	0	0	0	0	0	1	6	0	0	0	0	2	7
207	0	0	1	2	0	0	0	0	2	16	0	0	0	0	3	18
208	-1	-1	0	0	0	0	2	8	0	0	0	0	0	0	1	7
209	0	0	0	0	0	0	2	8	1	9	0	0	0	0	3	17
211	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
212	-1	-1	5	10	0	0	0	0	0	0	0	0	0	0	4	9
213	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
214	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
215	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
216	5	5	0	0	0	0	0	0	0	0	1	17	0	0	6	22
217	15	15	0	0	0	0	0	0	1	7	0	0	2	81	18	103
218	2	2	3	6	0	0	0	0	0	0	0	0	0	0	5	8
226	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
227	2	2	6	12	2	6	2	8	0	0	0	0	0	0	12	28
228	-1	-1	1	2	1	3	0	0	0	0	0	0	0	0	1	4
229	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
230	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
231	0	0	0	0	0	0	5	20	0	0	0	0	0	0	5	20
233	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
251	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
252	5	5	-4	-8	1	3	0	0	0	0	0	0	0	0	2	0
253	2	2	0	0	0	0	0	0	1	7	0	0	0	0	3	9
254	6	6	0	0	1	3	0	0	0	0	0	0	0	0	7	9
255	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
256	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
257	3	3	-1	-2	0	0	0	0	1	6	0	0	0	0	3	7
258	1	1	4	8	0	0	0	0	0	0	0	0	0	0	5	9
259	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
260	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
261	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
262	7	7	3	6	0	0	0	0	0	0	0	0	0	0	10	13
263	16	16	0	0	0	0	0	0	0	0	0	0	0	0	16	16
264	30	30	1	2	0	0	0	0	0	0	1	16	0	0	32	48
301	0	0	0	0	0	0	0	0	0	0	0	0	1	78	1	78
302	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
303	54	54	5	10	0	0	0	0	0	0	0	0	0	0	59	64
304	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
305	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
307	4	4	2	4	0	0	0	0	0	0	0	0	0	0	6	8

APPENDIX TABLE A Part 2

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1979

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
308	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
309	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
311	0	0	2	4	1	3	0	0	0	0	0	0	2	40	5	47
312	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
313	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
314	7	7	2	4	0	0	0	0	0	0	0	0	0	0	9	11
326	-1	-1	-2	-4	0	0	0	0	0	0	1	13	0	0	-2	8
332	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
352	-4	-4	4	8	1	3	0	0	0	0	0	0	0	0	1	7
401	-2	-2	0	0	4	12	0	0	0	0	1	11	0	0	3	21
402	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
426	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
427	-2	-2	1	2	2	6	0	0	1	6	0	0	0	0	2	12
428	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
451	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
452	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
477	-5	-5	1	2	4	12	0	0	0	0	0	0	0	0	0	9
478	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
479	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
608	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
609	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
610	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
City Total	214	214	55	110	25	75	16	64	14	98	11	143	14	698	349	1402

APPENDIX TABLE B Part 1

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1979

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	0	0	0	0	3	33	0	0	3	33
102	0	0	1	2	1	3	1	4	0	0	0	0	0	0	3	9
106	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
107	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
111	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
113	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
129	1	1	0	0	0	0	0	0	0	0	1	11	0	0	2	12
132	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
134	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
151	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
152	0	0	0	0	0	0	0	0	0	0	1	15	2	68	3	83
153	0	0	0	0	0	0	0	0	2	12	0	0	0	0	2	12
154	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
155	0	0	0	0	0	0	1	4	0	0	0	0	1	74	2	78
156	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
157	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
158	0	0	0	0	0	0	0	0	0	0	1	18	0	0	1	18
160	0	0	0	0	0	0	0	0	0	0	0	0	3	72	3	72
162	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
165	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
166	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
167	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
168	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
170	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
178	0	0	1	2	0	0	0	0	0	0	0	0	2	259	3	261
201	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
204	3	3	1	2	0	0	1	4	1	5	0	0	1	26	7	40
206	1	1	0	0	0	0	0	0	1	6	0	0	0	0	2	7
207	0	0	1	2	0	0	0	0	2	16	0	0	0	0	3	18
208	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
209	0	0	1	2	0	0	2	8	1	9	0	0	0	0	4	19
212	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
213	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
214	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
215	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
216	5	5	0	0	0	0	0	0	0	0	1	17	0	0	6	22
217	15	15	0	0	0	0	0	0	1	7	0	0	2	81	18	103
218	2	2	3	6	0	0	0	0	0	0	0	0	0	0	5	8
227	2	2	6	12	2	6	2	8	0	0	0	0	0	0	12	28
228	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
229	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
230	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
231	0	0	0	0	0	0	5	20	0	0	0	0	0	0	5	20
233	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
234	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
251	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
252	5	5	0	0	1	3	0	0	0	0	0	0	0	0	6	8
253	3	3	0	0	0	0	0	0	1	7	0	0	0	0	4	10
254	7	7	0	0	1	3	0	0	0	0	0	0	0	0	8	10
255	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
256	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
257	3	3	0	0	0	0	0	0	1	6	0	0	0	0	4	9
258	1	1	4	8	0	0	0	0	0	0	0	0	0	0	5	9
259	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
260	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
261	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
262	9	9	3	6	0	0	0	0	0	0	0	0	0	0	12	15
263	16	16	0	0	0	0	0	0	0	0	0	0	0	0	16	16
264	30	30	1	2	0	0	0	0	0	0	1	16	0	0	32	48
301	0	0	0	0	0	0	0	0	0	0	0	0	1	78	1	78
302	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
303	55	55	6	12	0	0	0	0	0	0	0	0	0	0	61	67
304	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
305	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
307	4	4	2	4	0	0	0	0	0	0	0	0	0	0	6	8
308	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
309	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
311	0	0	2	4	1	3	0	0	0	0	0	0	2	40	5	47
312	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
313	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
314	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
326	0	0	0	0	0	0	0	0	0	0	1	13	0	0	1	13

APPENDIX TABLE B Part 2

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1979

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
329	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
332	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
352	0	0	4	8	1	3	0	0	0	0	0	0	0	0	5	11
401	0	0	0	0	4	12	0	0	0	0	1	11	0	0	5	23
402	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
427	0	0	1	2	2	6	0	0	1	6	0	0	0	0	4	14
428	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
451	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
452	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
476	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
477	0	0	1	2	4	12	0	0	0	0	0	0	0	0	5	14
478	1	1	6	12	0	0	0	0	0	0	0	0	0	0	7	13
479	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
608	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
610	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
City Total	260	260	75	150	28	84	17	68	14	98	12	158	14	698	420	1516

APPENDIX TABLE C Part 1

Housing Unit Demolition by Census Tract and structure type
San Francisco, 1979

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
103	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
110	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
117	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
128	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
129	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
152	2	2	0	0	2	6	0	0	0	0	0	0	0	0	4	8
154	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
155	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
157	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
158	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
168	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
176	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
178	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
179	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
208	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
209	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
211	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
212	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
215	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
226	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
228	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
233	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	0	0	4	8	0	0	0	0	0	0	0	0	0	0	4	8
253	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
254	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
259	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
262	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
303	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
308	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
314	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
326	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
329	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
352	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
401	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
402	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
426	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
427	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
452	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
476	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
477	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
478	1	1	3	6	0	0	0	0	0	0	0	0	0	0	4	7
479	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
609	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
City Total	46	46	20	40	3	9	1	4	0	0	1	15	0	0	71	114

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RESIDENCE

HOUSING INFORMATION SERIES

Changes in the San Francisco Housing Inventory ∞ 1980

Department of City Planning
1981

C H A N G E S I N T H E S A N F R A N C I S C O
H O U S I N G I N V E N T O R Y
1 9 8 0

Prepared by the San Francisco Department of City Planning

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CITYWIDE

DISTRICT

APPENDIX

INTRODUCTION

The following report depicts changes in the housing stock during the year 1980. These changes are a result of the number of housing structures/units removed from the housing stock through demolition, and the number of new residential constructions certified complete by the Bureau of Building Inspection (BBI) of the Department of Public Works. The information contained in this report is derived primarily from BBI's administrative records. Data from other sources are indicated where applicable.

This report is the 14th issue of the Housing Information series. The series was begun in 1967, and its format has remained consistent over time for comparative purposes. Only a few additions have been recently made. Table 20, condominium construction by district, was permanently added in 1978. Two additional tables have been added to 1980's report: Table 19a and Table 19b. Table 19a shows planning districts' annual net changes from 1970 through 1980. Table 19b has data on citywide annual housing construction and demolition, 1970-1980.

The tables and appendices follow a summary analysis of the changes in the report year. The summary analysis covers both citywide and district changes. Data for the census tracts are used to chart changes on the accompanying maps.

Citywide Findings

In 1980 the City increased its housing stock by a net addition of 852 units (Table 1). This addition was less than the average net addition of 1,070 units for the 10-year period between 1970 and 1980. The below-average net addition to the housing stock in 1980 was reflective of decreased housing construction activity. Completed residential construction fell from 1,516 units to 980 units in 1980 (Table 3). This figure was the lowest recorded since housing data was first collected in 1960.

Consistent with the slump in completions of new residential units was a decline in permitted construction. 1,202 permits were issued for housing units in 1980 (Table 7). This figure was the second lowest in the 10-year period 1970-1980. The year 1975 was the only year which had fewer building permits issued for housing units.

Most of the residential permits issued in 1980 in the Bay Area excluding San Francisco were for single family units (Table 7). This finding was consistent with statistics for the past 8 of 10 years, the 2 exceptional years being 1970 and 1971 when multi-family units exceeded single family units. In contrast, the majority of residential building permits issued in San Francisco throughout the past 10 years have been for units in multi-family structures. In 1980, 84% of the total number of building permits issued for housing units in San Francisco were for units in multi-family dwellings (Table 6).

Similarly, the greatest number of completed units have continued to be in multi-family structures. The year 1980 was no exception -- 71% of the units completed were in multi-family dwellings of 3 or more (Table 3). Even though most of the units completed have been in multi-family structures, 75% of the completed structures were 1- and 2-family dwellings (Table 3). This was also true of the 5 preceding years.

1980 witnessed the lowest percentage of new 1-bedroom units and the highest percentage of studio units completed in any single year between 1975 and 1980 (Table 4). Consistent with the trend of the 4 preceding years, in 1980 2- and 3-bedroom units accounted for over one-half of the completed units.

Table 20 shows data on condominium construction by district for 1980.* Since 1978 when the data was first recorded in this series, condominium construction has increased markedly. The actual number of condominium units built per year increased from 28 in 1978, 278 in 1979, to 423 constructed in 1980. The proportion of condominium units out of total units in structures with 2 or more units has also increased greatly. In 1978 condominium construction only represented 2% of all new units in structures with 2 or more units.

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*Data Source: Department of City Planning Administrative files

In 1979, the figure increased to 22%, and in 1980, 50% of all new units in structures with 2 or more units were condominium.

60% of the housing units completed in 1980 were by private action (Table 5). Although the datum indicates that private action continues to dominate housing construction, the 60% is the lowest percentage of units completed by private action in the past 5 years. Conversely, public action accounted for a greater percentage of housing completions in 1980 than in any of the previous 5 years. The total 218 units completed by public action were in redevelopment areas, the majority of which were in Phase III of Golden Gateway Commons, with the remainder in Western Addition A-2 (Table 5).

In 1980 the estimated construction cost for the new units by public action in redevelopment areas was 22 million dollars. Consistent with the past, private action continues to dominate housing production. The estimated construction cost of housing completed by private action for 1980 was approximately 33 million dollars; an increase of 9 million dollars constitutes 78% of the total construction cost for the year (Table 5).

The past 4 years have witnessed a departure from the previous trend of demolition (Table 10). Prior to 1977, demolitions were a frequent occurrence, signifying an emphasis on removal rather than rehabilitation. After 1977, demolition became less frequent. 128 units were demolished in 1980. Although the 128 is an increase from 1979, it is the second lowest number of demolitions in the past 14 years.

In 1980 the bulk of the structures torn down were low density structure types of 1- and 2-family. Together their removal accounted for 80% of the year's demolished structures, constituting 43% of the units torn down (Table 8).

Only 3 structures totaling 16 units were demolished by public action in 1980 (Table 9). The 16 units represent 12.5% of all the units torn down in that year. 1979 was the only year in the period 1967-1980 where public action resulted in fewer demolitions than in 1980.

Five hotel/lodging-house structures, comprising 555 rooms, were demolished in 1980 (Table 11). This removal constitutes the second highest number of demolished rooms in the past 5 years. Only in 1975 were more rooms removed by demolition. Similar to the past 2 years, the total number of structures torn down in 1980 resulted from private action.

District Findings

Annual net changes for each planning district reveal that almost one-half of the planning districts have witnessed a net increase in housing units for each year between 1970 and 1980 (Table 19a). These districts are located in the western areas as well as central and south central areas of the City.

With the exception of Planning District 15, South of Market, all of the planning districts in 1980 had a net increase in housing units (Table 12). Richmond was the district with the greatest net addition of housing units.

Over one-third of the net additions to the housing stock in 1980 were in multi-family structures containing 20 or more units (Table 13). Another 27% of the net additions to the housing stock were in strcutures with 5-9 units and in buildings with 10-19 units. The Richmond was the district with the greatest net addition in 2 of the 3 building types (5-19 untis, 20 and greater), and the Northeast was the area with the greatest net addition of structures with 10-19 units (Table 13).

Single-family houses only accounted for 11.6% or 99 of the net increase of housing units in 1980. The 11.6% shows a decline from the previous year in which single family homes represented 15% of the net addition. In 1980, South Central and Ingleside almost equally had the greatest net addition of single-family homes, 34 and 32 respectively (Table 13).

In 1980, there were 980 housing units certified complete. In each of the planning districts, new units were completed (Table 14). Richmond had the greatest number of completed units. This district also had more buildings with 2-4 units, 5-9 units, and 20 or more units completed than any other district (Table 15). The Northeast, following second to Richmond in the number of units completed, had more completed structures with 10-19 units than any other district. The individual district with the most new single family homes was South Central. This district ranked fourth in the number of units certified complete (Table 14).

Over 60% of the completed units in 1980 were 2- and 3-bedroom (Table 16). The Misson had more 2-bedroom units completed (69) and the Richmond had more 3-bedroom units completed (69) than the other districts. One-bedroom unit accounted for the fewest completions at 13%, of which 61% were in the Northeast (28%), Western Addition (18%), and South Central (15%).

Studio units comprised 96% of the housing completions in the Downtown planning district. In the Mission and Buena Vista districts, 2 bedroom units constituted the majority of completions at 65% and 72%, respectively. In 6 planning districts -- Outer Sunset, Ingleside, South Bayshore, Inner Sunset, South of Market, and Bernal Heights -- 3-bedroom units predominated at 100%, 88%, 87%, 72%, 66%, and 61% of all the completed units within each respective area (Table 16).

In 1980, condominium construction occurred in 12 of the 15 planning districts. 59% of the new condominiums were constructed in 3 districts -- Northeast, Western Addition, and Central (Table 20). Condominiums in the Outer Sunset, Northeast, Inner Sunset, Western Addition, South of Market, Central, and South Central made up 100%, 96%, 88%, 83%, 75%, 74%, and 72% of all the new units in their respective districts.

In 1980, demolitions occurred in 13 planning districts; however, 58% of the housing units torn down had been in the Richmond, South of Market, and Western Addition (Table 17). All of the 33 units torn down in the Richmond were either in single-family or 2-4 unit buildings. 91% of the units demolished in the South of Market were in 1 multi-family structure with 21 units. The units torn down in the Western Addition were in moderate density structures of 2-4 units and 5-9 units (Table 18). Generally single-family houses and 2-4 unit buildings were the types of buildings torn down. Only in the Western Addition, Marina, and South of Market were buildings with greater than 4 units demolished.

TABLE 1

Net Change in Housing Structures and Units, 1980

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	99	99
Two Family	64	128
Three Family	19	57
Four Family	9	36
5-9 Family	16	96
10-19 Family	9	137
20 or More	6	299
Total	222	852

TABLE 2

San Francisco Housing Stock, December 1980

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	104000	32.3
Two Family	40714	12.6
3 to 4 Family	32689	10.1
5 to 9 Family	34392	10.7
10 or More	110390	34.3
Total	322185	100.0

TABLE 3

Housing Units Certified Complete, 1980
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	141	49.8	141	14.4
Two Family	71	25.1	142	14.5
Three Family	25	8.8	75	7.7
Four Family	11	3.9	44	4.5
5-9 Family	18	6.4	111	11.3
10-19 Family	10	3.5	147	15.0
20 or More	7	2.5	320	32.7
Total	283	100.0	980	100.0

TABLE 4

Housing Units Certified Complete, 1980
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	206	21.0
One Bedroom	132	13.5
Two Bedrooms	277	28.3
Three or More Bedrooms	320	32.7
Bedrooms not Known	45	4.6
Total	980	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1980

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Action	762	78	33324442	60
Public Action	218	22	22299000	40
Redevelopment Areas	218	22	22299000	40
Western Addition A-2	168	17	6299000	11
Yerba Buena Center	0	0	0	0
Diamond Heights	0	0	0	0
Hunters Point	0	0	0	0
Golden Gateway Commons (Phase III)	50	5	16000000	29
Public Housing	0	0	0	0
City Total	980	100	55623442	100

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized by building permits, 1980

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	2743	2060	4803	300070.0	57.1
Contra Costa	4566	854	5420	272792.0	84.2
Marin	751	179	930	65937.0	80.8
Napa	320	116	436	28918.0	73.4
San Francisco	190	1012	1202	106016.0	15.8
San Mateo	1201	1106	2307	190303.0	52.1
Santa Clara	5071	2954	8025	447459.0	63.2
Solano	1724	554	2278	116723.0	75.7
Sonoma	1779	672	2451	126175.0	72.6
Total	18345	9507	27852	1654393.0	65.9

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1975 - 1980

	1980	1979	1978	1977	1976	1975
Total Bay Area	27852	339.3	38284	46235	37663	259[illegible]
Total Bay Area Minus San Francisco	26650	32110	36239	44699	36041	24896
Total San Francisco	1202	1833	2045	1536	1622	1142
Multi Family Bay Area minus San Francisco	8495	7914	11278	11662	8219	5865
Multi Family San Francisco	1012	1594	1818	1167	1310	866
Single Family Bay Area minus San Francisco	18155	24166	24961	33037	27822	18911
Single Family San Francisco	190	239	227	369	312	276

Source: 'Construction Reports', 1975 - 1980
San Francisco Bay Area, Dept. of Commerce, Real Estate Research Council of Northern Calif. & Security Pacific Ba

TABLE 8

Housing Unit Demolitions, 1980
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	42	68.9	42	32.8
Two Family	7	11.5	14	10.9
Three Family	6	9.8	18	14.1
Four Family	2	3.3	8	6.3
5-9 Family	2	3.3	15	11.7
10-19 Family	1	1.6	10	7.8
20 or More	1	1.6	21	16.4
Total	61	100.0	128	100.0

TABLE 9

Demolition by Public Action, 1980
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	1	33.3	1	6.3
Two Family	0	0.0	0	0.0
Three Family	0	0.0	0	0.0
Four Family	0	0.0	0	0.0
5-9 Family	2	66.7	15	93.8
10-19 Family	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	3	100.0	16	100.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1967 - 1980

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as Per Cent of Total
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	139	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
1970	730	467	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8
Total	7602	4431	58.3

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1980

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	0	0	0	0	0	0	0	0	0
26-50	0	0	0	2	67	0	2	67	0
51-75	0	0	0	0	0	0	0	0	0
76-100	0	0	0	1	100	0	1	100	0
100+	0	0	0	2	388	0	2	388	0
Total	0	0	0	5	555	0	5	555	0

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1980

Rank	District Number and Name		Number of Units
1	1	Richmond	190
2	3	Northeast	103
3	8	Mission	103
4	7	Central	93
5	12	South Central	88
6	5	Western Addition	78
7	4	Downtown	54
8	14	Inner Sunset	42
9	13	Ingleside	41
10	6	Buena Vista	31
11	11	Bernal Heights	23
12	10	South Bayshore	14
13	2	Marina	7
14	15	Outer Sunset	2
15	9	South of Market	-14
Total			852

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1980

Rank	District Number	Name	Number of Units	Percent
1	1	Richmond	223	22.8
2	3	Northeast	112	11.4
3	8	Mission	107	10.9
4	12	South Central	99	10.1
5	7	Central	98	10.0
6	5	Western Addition	96	9.8
7	4	Downtown	54	5.5
8	14	Inner Sunset	46	4.7
9	13	Ingleside	41	4.2
10	6	Buena Vista	32	3.3
11	11	Bernal Heights	28	2.9
12	10	South Bayshore	15	1.5
13	2	Marina	14	1.4
14	9	South of Market	9	0.9
15	15	Outer Sunset	6	0.6
Total			980	

NET CHANGE IN NUMBER OF HOUSING UNITS · 1980

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 6 to Minus 2	3
Minus 1 to Minus 5	11
0	48
Plus 1 to Plus 5	44
Plus 6 to Plus 25	34
Plus 26 to Plus 99	8

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

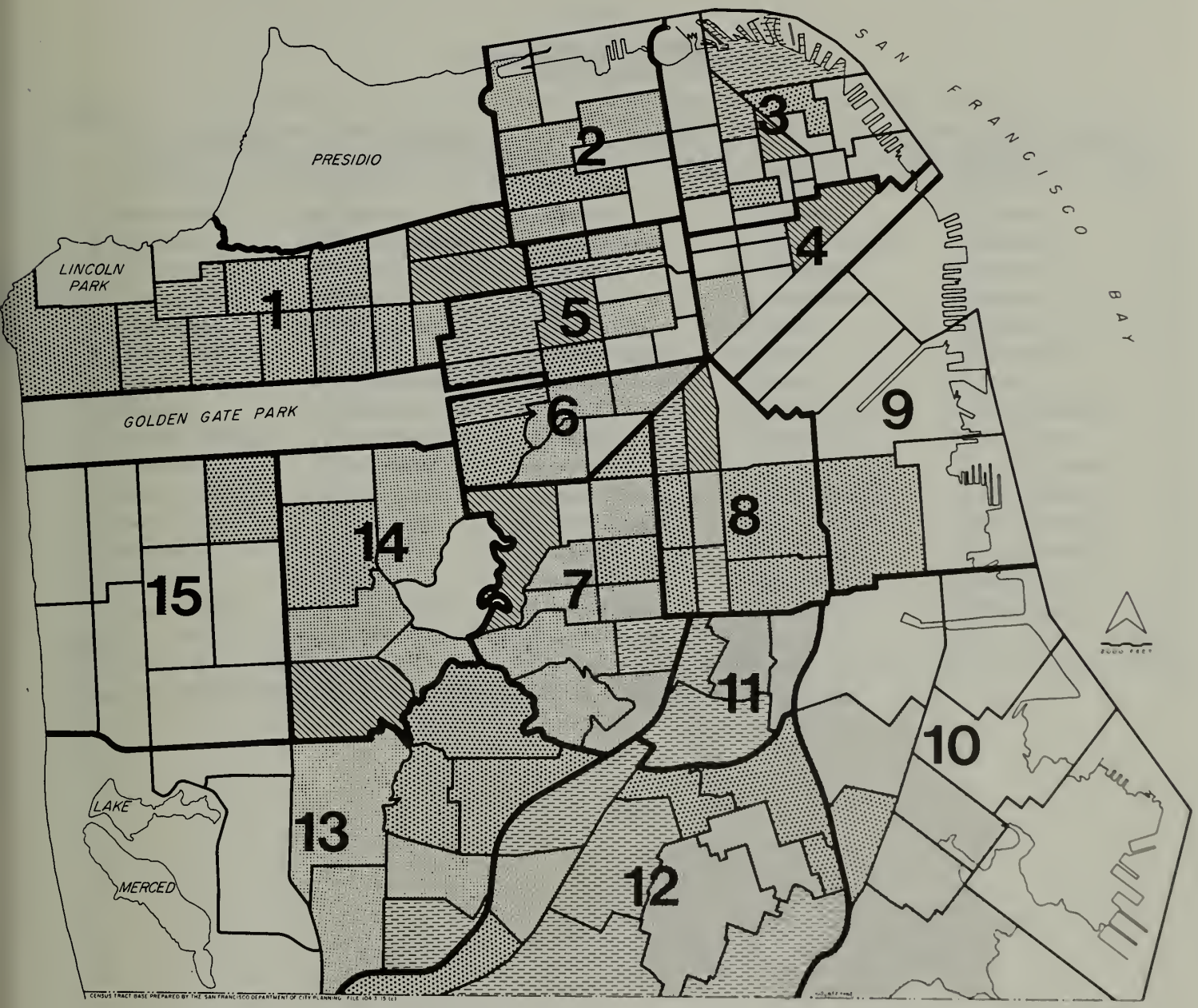
TABLE 13

Net Change of Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1980

Rank	Structure Type									
	Single family		2 to 4 Family		5 to 9 Family		10 to 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	34	Richmond	48	Richmond	31	Northeast	45	Richmond	99
2	Inglesids	32	Western Addition	48	South Central	28	Western Addition	34	Northeast	54
3	South Bayshore	14	Mission	34	Mission	12	Richmond	28	Downtown	52
4	Central	11	Central	32	Northeast	11	South Central	25	Mission	50
5	Bernal Heights	9	Busna Vista	20	Buena Vista	11	Central	15	Central	35
6	Inner Sunset	8	Marina	14	Bernal Heights	8	Downtown	0	Inner Sunset	30
7	Mission	7	Inglesids	9	Marina	0	Buena Vista	0	Marina	0
8	Western Addition	1	South of Market	6	Downtown	0	Mission	0	Western Addition	0
9	South of Market	1	Bernal Heights	6	Central	0	South of Market	0	Buena Vista	0
10	Marina	0	Inner Sunset	4	South of Market	0	South Bayshore	0	South Bayshore	0
11	Northeast	0	Outer Sunset	4	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	Downtown	0	Downtown	2	Inglesids	0	Inglesside	0	South Central	0
13	Buena Vista	0	South Central	1	Inner Sunset	0	Inner Sunset	0	Ingleside	0
14	Outer Sunset	-2	South Bayshore	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
15	Richmond	-16	Northeast	-7	Western Addition	-5	Marina	-10	South of Market	-21
Totals		99		221		96		137		299

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1980



HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	57
1 to 4	34
5 to 9	29
10 to 24	20
25 to 99	8

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

Table 15

Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1980

Rank	Structure Type									
	Single family		2 TO 4 Family		5 TO 9 Family		10 TO 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	42	Richmond	61	Richmond	31	Northeast	45	Richmond	99
2	Ingleside	32	Western Addition	51	South Central	28	Western Addition	34	Northeast	54
3	South Bayshore	15	Mission	37	Mission	12	Richmond	28	Downtown	52
4	Central	14	Central	34	Northeast	11	South Central	25	Mission	50
5	Inner Sunset	12	Buena Vista	20	Buena Vista	11	Central	15	Central	35
6	Bernal Heights	11	Marina	14	Western Addition	10	Marina	0	Inner Sunset	30
7	Mission	8	Bernal Heights	9	Bernal Heights	8	Downtown	0	Marina	0
8	Richmond	4	Ingleside	9	Marina	0	Buena Vista	0	Western Addition	0
9	Western Addition	1	South of Market	8	Downtown	0	Mission	0	Buena Vista	0
10	Buena Vista	1	Outer Sunset	6	Central	0	South of Market	0	South of Market	0
11	South of Market	1	South Central	4	South of Market	0	South Bayshore	0	South Bayshore	0
12	Marina	0	Inner Sunset	4	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
13	Northeast	0	Northeast	2	Ingleside	0	Ingleside	0	South Central	0
14	Downtown	0	Downtown	2	Inner Sunset	0	Inner Sunset	0	Ingleside	0
15	Outer Sunset	0	South Bayshore	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		141		261		111		147		320

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

TABLE 16

Housing Units Completed
Districts in Rank Order of Units by Unit Type
San Francisco, 1980

Rank	Unit Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	100	Northeast	37	Mission	69	Richmond	69	Richmond	28
2	Downtown	52	Western Addition	24	Central	48	South Central	42	Mission	7
3	Northeast	51	South Central	20	Western Addition	43	Ingleside	36	Marina	3
4	Western Addition	2	Central	19	South Central	36	Inner Sunset	33	Western Addition	2
5	Central	1	Inner Sunset	12	Buena Vista	23	Central	30	South Bayshore	2
6	Marina	0	Mission	7	Richmond	22	Western Addition	25	South Central	1
7	Buena Vista	0	Richmond	4	Northeast	21	Mission	24	Ingleside	1
8	Mission	0	Bernal Heights	4	Bernal Heights	7	Bernal Heights	17	Inner Sunset	1
9	South of Market	0	Ingleside	4	Marina	4	South Bayshore	13	Northeast	0
10	South Bayshore	0	Buena Vista	1	South of Market	3	Buena Vista	8	Downtown	0
11	Bernal Heights	0	Marina	0	Downtown	1	Marina	7	Buena Vista	0
12	South Central	0	Downtown	0	South Bayshore	0	South of Market	6	Central	0
13	Ingleside	0	South of Market	0	Ingleside	0	Outer Sunset	6	South of Market	0
14	Inner Sunset	0	South Bayshore	0	Inner Sunset	0	Northeast	3	Bernal Heights	0
15	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Downtown	1	Outer Sunset	0
Totals		206		132		277		320		45

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

HOUSING UNIT DEMOLITION · 1980

HOUSING UNITS		NUMBER OF CENSUS TRACTS
	0	112
	1 to 4	31
	5 to 9	2
	10 to 21	3

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1980

Rank	District Number and Name		Number of Units	Percent
1	1	Richmond	33	25.8
2	9	South of Market	23	18.0
3	5	Western Addition	18	14.1
4	12	South Central	11	8.6
5	2	Marina	10	7.8
6	3	Northeast	9	7.0
7	7	Central	5	3.9
8	11	Bernal Heights	5	3.9
9	8	Mission	4	3.1
10	14	Inner Sunset	4	3.1
11	15	Outer Sunset	4	3.1
12	6	Buena Vista	1	0.8
13	10	South Bayshore	1	0.8
14	4	Downtown	0	0.0
15	13	Ingleside	0	0.0
Total			128	

TABLE 18

Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1980

Rank	Structure Type									
	Single Family		2 to 4 Family		5 TO 9 Family		10 to 19 Family		20 or More Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	20	Richmond	13	Western Addition	15	Marina	10	South of Market	21
2	South Central	8	Northeast	9	Richmond	0	Richmond	0	Richmond	0
3	Inner Sunset	4	Western Addition	3	Marina	0	Northeast	0	Marina	0
4	Central	3	Mission	3	Northeast	0	Downtown	0	Northeast	0
5	Bernal Heights	2	Bernal Heights	3	Downtown	0	Western Addition	0	Downtown	0
6	Outer Sunset	2	South Central	3	Buena Vista	0	Buena Vista	0	Western Addition	0
7	Buena Vista	1	Central	2	Central	0	Central	0	Buena Vista	0
8	Mission	1	South of Market	2	Mission	0	Mission	0	Central	0
9	South Bayshore	1	Outer Sunset	2	South of Market	0	South of Market	0	Mission	0
10	Marina	0	Marina	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Northeast	0	Downtown	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Downtown	0	Buena Vista	0	South Central	0	South Central	0	South Central	0
13	Western Addition	0	South Bayshore	0	Ingleside	0	Ingleside	0	Ingleside	0
14	South of Market	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Ingleside	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		42		40		15		10		21

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

TABLE 19

Planning District Trends, 1968 - 1980

	Planning District	Completions Number	%	Demolitions Number	%	Net Change
1	Richmond	2077	10.2	575	8.1	1502
2	Marina	1455	7.1	175	2.5	1280
3	Northeast	2301	11.2	402	5.7	1899
4	Downtown	284	1.4	24	0.3	260
5	Western Addition	4086	20.0	3195	45.2	891
6	Buena Vista	346	1.7	188	2.7	158
7	Central	2821	13.8	95	1.3	2726
8	Mission	678	3.3	294	4.2	384
9	South of Market	648	3.2	430	6.1	218
10	South Bayshore	1113	5.4	1234	17.4	-121
11	Bernal Heights	260	1.3	54	.7	206
12	South Central	1162	5.7	129	1.8	1033
13	Ingleside	1364	6.7	60	0.9	1304
14	Inner Sunset	1272	6.2	114	1.6	1158
15	Outer Sunset	592	2.9	104	1.5	488
	Total	20459	100.0	7073	100.0	13386

Source: Changes in the Housing Inventory 1968 - 1980

Table 19a

Planning Districts Annual Net Change 1970-1980

Planning District	Annual Net Change										
	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970
1. Richmond	190	53	92	147	67	70	113	237	161	108	122
2. Marina	4	13	35	176	-1	154	256	56	98	39	350
3. Northeast	103	66	217	403	195	132	50	108	-9	17	78
4. Downtown	54	-6	0	33	0	0	0	-1	97	97	0
5. Western Addition	78	285	197	136	32	305	681	-353	-54	225	-341
6. Buena Vista	31	11	3	21	9	3	-33	-34	82	52	-23
7. Central	93	201	58	104	98	385	128	525	217	276	75
8. Mission	103	59	44	37	26	9	8	116	9	-49	-35
9. South of Market	-14	271	35	2	-29	-22	243	-50	-7	-9	-57
10. South Bayshore	14	34	235	131	-14	-246	-202	-75	106	-43	-56
11. Bernal Heights	23	22	33	29	41	17	4	7	2	18	13
12. South Central	88	135	95	157	64	171	70	58	58	44	60
13. Ingleside	41	84	51	63	51	830	121	2	15	22	4
14. Inner Sunset	42	159	80	21	187	162	175	17	22	42	60
15. Outer Sunset	2	15	26	20	47	86	66	40	53	101	10
Total	852	1402	1201	1480	773	2056	1680	653	850	940	260

Table 19b

Citywide Annual Housing Construction and Demolition
1970-1980

Year	New Construction	Demolition	Net Change
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	940
1970	990	730	260
70-80	17694	5547	12147

Table 20

Condominium Construction By District, 1980

District	No. Structures	No. Units	No. Units in Structures Completed with 2 or more units	Percent Condominium
1. Richmond	11	47	219	21%
2. Marina	2	5	14	36%
3. Northeast	6	107	112	96%
4. Downtown	0	0	54	0
5. Western Addition	17	79	95	83%
6. Buena Vista	3	15	31	48%
7. Central	8	62	84	74%
8. Mission	5	17	99	17%
9. South of Market	3	6	8	75%
10. South Bayshore	0	0	0	0
11. Bernal Heights	1	8	17	47%
12. South Central	5	41	57	72%
13. Ingleside	0	0	9	0
14. Inner Sunset	1	30	34	88%
15. Outer Sunset	3	6	6	100%
Total	65	423	839	50%

APPENDIX TABLE A Part 1

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1980

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	0	0	0	0	1	13	0	0	1	13
103	0	0	-1	-2	0	0	0	0	0	0	1	13	0	0	0	11
104	0	0	1	2	0	0	0	0	1	5	0	0	0	0	2	7
107	0	0	0	0	0	0	0	0	0	0	0	0	1	54	1	54
108	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
110	0	0	0	0	0	0	0	0	0	0	1	19	0	0	1	19
112	0	0	-1	-2	0	0	0	0	1	6	0	0	0	0	0	4
115	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
117	0	0	0	0	0	0	0	0	0	0	0	0	1	52	1	52
124	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
127	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
131	0	0	0	0	0	0	0	0	0	0	-1	-10	0	0	-1	-10
132	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
133	0	0	0	0	0	0	0	0	0	0	0	0	2	99	2	99
134	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
152	0	0	1	2	0	0	0	0	-2	-15	0	0	0	0	-1	-13
153	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
154	0	0	0	0	1	3	-2	-8	1	5	2	28	0	0	2	28
155	0	0	0	0	0	0	0	0	0	0	1	16	0	0	1	16
156	-4	-4	1	2	0	0	0	0	0	0	0	0	0	0	-3	-2
157	0	0	6	12	3	9	0	0	0	0	0	0	0	0	9	21
158	0	0	0	0	0	0	1	4	1	5	1	18	0	0	3	27
160	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
161	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
164	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
165	1	1	0	0	0	0	4	16	0	0	0	0	0	0	5	17
166	0	0	0	0	1	3	0	0	2	11	0	0	0	0	3	14
167	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
168	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
170	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
171	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
178	0	0	0	0	0	0	0	0	0	0	0	0	-1	-21	-1	-21
201	0	0	1	2	0	0	0	0	1	6	0	0	1	50	3	58
202	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
203	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
204	5	5	2	4	0	0	0	0	0	0	1	15	1	35	9	59
205	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
206	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
207	5	5	1	2	-1	-3	0	0	0	0	0	0	0	0	5	4
208	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
209	0	0	1	2	0	0	1	4	1	6	0	0	0	0	3	12
210	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
211	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
212	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
213	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
214	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
215	0	0	2	4	2	6	0	0	0	0	0	0	0	0	4	10
216	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
217	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
218	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
226	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
227	1	1	4	8	0	0	0	0	0	0	0	0	0	0	5	9
228	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
229	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
230	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
231	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
232	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
233	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
234	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
251	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	2	2	0	0	-1	-3	0	0	0	0	0	0	0	0	1	-1
253	1	1	0	0	1	3	0	0	1	8	0	0	0	0	3	12
254	5	5	3	6	0	0	0	0	0	0	0	0	0	0	8	11
255	6	6	0	0	0	0	0	0	0	0	1	13	0	0	7	19
256	1	1	0	0	0	0	0	0	1	6	0	0	0	0	2	7
257	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
258	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
259	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
260	0	0	1	2	0	0	0	0	1	8	0	0	0	0	2	10
261	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4

APPENDIX TABLE A Part 2

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1980

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
262	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
263	2	2	0	0	-1	-3	0	0	1	6	1	12	0	0	3	17
264	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
301	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
303	-1	-1	2	4	0	0	0	0	0	0	0	0	0	0	1	3
304	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
306	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
308	6	6	0	0	0	0	0	0	0	0	0	0	1	30	7	36
309	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
310	6	6	1	2	0	0	0	0	0	0	0	0	0	0	7	8
311	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
312	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
313	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
314	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
326	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
351	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
352	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
402	-2	-2	1	2	2	6	0	0	0	0	0	0	0	0	1	6
426	-4	-4	1	2	0	0	1	4	0	0	0	0	0	0	-2	2
427	-1	-1	1	2	0	0	0	0	2	12	0	0	0	0	2	13
451	-1	-1	0	0	0	0	0	0	1	5	0	0	0	0	0	4
452	-1	-1	-1	-2	1	3	0	0	0	0	0	0	0	0	-1	0
476	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
477	-3	-3	5	10	0	0	0	0	0	0	0	0	0	0	2	7
478	-3	-3	7	14	0	0	0	0	1	9	0	0	0	0	5	20
479	3	3	2	4	0	0	0	0	0	0	0	0	0	0	5	7
605	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
610	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
City Total	99	99	64	128	19	57	9	36	16	96	9	137	6	299	222	852

APPENDIX TABLE B Part 1

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1980

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101	0	0	0	0	0	0	0	0	0	0	1	13	0	0	1	13
103	0	0	0	0	0	0	0	0	0	0	1	13	0	0	1	13
104	0	0	1	2	0	0	0	0	1	5	0	0	0	0	2	7
107	0	0	0	0	0	0	0	0	0	0	0	0	1	54	1	54
110	0	0	0	0	0	0	0	0	0	0	1	19	0	0	1	19
112	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
117	0	0	0	0	0	0	0	0	0	0	0	0	1	52	1	52
124	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
127	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
128	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
132	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
133	0	0	0	0	0	0	0	0	0	0	0	0	2	99	2	99
134	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
152	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
153	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
154	0	0	0	0	1	3	0	0	1	5	2	28	0	0	4	36
155	0	0	0	0	0	0	0	0	0	0	1	16	0	0	1	16
156	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
157	0	0	6	12	3	9	0	0	0	0	0	0	0	0	9	21
158	0	0	0	0	0	0	1	4	1	5	1	18	0	0	3	27
161	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
164	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
165	1	1	0	0	0	0	4	16	0	0	0	0	0	0	5	17
166	0	0	0	0	1	3	0	0	2	11	0	0	0	0	3	14
167	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
168	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
170	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
171	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
201	0	0	1	2	0	0	0	0	1	6	0	0	1	50	3	58
202	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
203	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
204	5	5	2	4	0	0	0	0	0	0	1	15	1	35	9	59
206	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
207	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
208	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
209	0	0	1	2	0	0	1	4	1	6	0	0	0	0	3	12
210	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
211	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
212	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
213	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
214	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
215	0	0	2	4	2	6	0	0	0	0	0	0	0	0	4	10
216	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
217	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
218	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
227	1	1	4	8	0	0	0	0	0	0	0	0	0	0	5	9
228	3	3	0	0	1	3	0	0	0	0	0	0	0	0	4	6
229	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
230	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
232	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
233	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
234	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
251	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
252	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
253	1	1	0	0	1	3	0	0	1	8	0	0	0	0	3	12
254	6	6	3	6	0	0	0	0	0	0	0	0	0	0	9	12
255	6	6	0	0	0	0	0	0	0	0	1	13	0	0	7	19
256	1	1	0	0	0	0	0	0	1	6	0	0	0	0	2	7
257	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
258	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
259	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
260	1	1	1	2	0	0	0	0	1	8	0	0	0	0	3	11
261	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
262	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
263	2	2	0	0	0	0	0	0	1	6	1	12	0	0	4	20
264	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
301	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
303	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
304	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
306	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9

APPENDIX TABLE B Part 2

Housing Units Certified Complete by Census Tract and Structure Type
San Francisoo, 1980

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
308	6	6	0	0	0	0	0	0	0	0	0	0	1	30	7	36
309	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
310	6	6	1	2	0	0	0	0	0	0	0	0	0	0	7	8
311	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
312	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
313	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
314	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
326	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
402	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
426	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
427	0	0	1	2	0	0	0	0	2	12	0	0	0	0	3	14
451	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
452	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
476	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
477	0	0	5	10	0	0	0	0	0	0	0	0	0	0	5	10
478	1	1	7	14	0	0	0	0	1	9	0	0	0	0	9	24
479	3	3	2	4	0	0	0	0	0	0	0	0	0	0	5	7
605	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
610	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
City Total	141	141	71	142	25	75	11	44	18	111	10	147	7	320	283	980

APPENDIX TABLE C Part 1

Housing Unit Demolition by Census Tract and structure type
San Francisco, 1980

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
103	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
108	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
112	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
115	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
131	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
152	0	0	0	0	0	0	0	0	2	15	0	0	0	0	2	15
154	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
156	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
160	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
168	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
178	0	0	0	0	0	0	0	0	0	0	0	0	1	21	1	21
205	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
207	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
214	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
226	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
228	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
231	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
254	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
260	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
262	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
263	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
264	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
301	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
303	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
351	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
352	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
402	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
426	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
427	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
451	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
452	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
477	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
478	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
City Total	42	42	7	14	6	18	2	8	2	15	1	10	1	21	61	128

CITY PLANNING COMMISSION

Toby Rosenblatt, President
Susan J. Bierman
Jerome H. Klein
Dr. Yoshio Nakashima
C. Mackey Salazar
Roger Boas, Chief Administrative Officer
Norman Karasick, Alternate
Richard Sklar, General Manager of Public Utilities Commission
Eugene Kelleher, Alternate

DEPARTMENT OF CITY PLANNING

Dean Macris, Director of Planning
George A. Williams, Assistant Director, Plans and Programs

This report was prepared by Joan Carson. Janice King provided clerical assistance. Clarence Lee did the graphics.